



Homelea, Tresean, Newquay, TR8 5HN

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 Agencies

A beautifully presented and charming three double bedroom detached cottage, with generous private gardens spread over three levels currently ran as a successful holiday let. Situated in the picturesque and tranquil semi-rural hamlet of Tresean, within walking distance of Cubert Common, as well as Holywell and Polly Joke Beach. Viewing is highly recommended.

Guide Price £450,000 Freehold

Key Features

- Detached semi-rural cottage
- Separate lounge with feature log burner
- Private enclosed South Westerly garden
- Turn-key option available
- uPVC double glazing throughout
- Three double bedrooms
- Kitchen/Diner with rear garden access
- Successful holiday let
- Oil fired central heating
- Awaiting EPC





The Property

A stable door welcomes you into the entrance porch, where two windows provide natural light. The tiled flooring flows into the kitchen diner, and a built-in cupboard houses the consumer unit and meter.

The well-sized kitchen/diner features double doors that open to the rear garden, granite stone worksurfaces, an electric five-ring Rangemaster Classic 90 oven with a matching black Rangemaster extractor above. Fitting the cottage aesthetic is an undermounted Belfast-style ceramic sink with a traditional bridge tap that boasts milled drainage in the adjacent worksurface. The kitchen also includes a tiled splashback, an integrated full-height fridge freezer, as well as space for a six seater dining set and access to a cleverly fitted WC underneath the stairs.

The lounge boasts a feature log burner set in the original fireplace with a stone hearth, perfect for cozy winter evenings, and dual aspect windows that bring in plenty of light.

Upstairs, the spacious first-floor landing provides access to subsequent accommodation and loft access. The generous principal bedroom has dual aspect windows and potential to create an en-suite. Bedroom two is a double with a window overlooking the garden, with bedroom three also being a double. The family bathroom features a tiled bath unit with a mains overhead shower, a wash hand basin set on a vanity style unit with mixer tap, tiled floor and walls, and a close-coupled WC with dual flush. A window overlooks the driveway.

Externally

The rear garden is a three-tiered, established, mature garden that is enclosed and completely private, with a southwesterly facing aspect. On the bottom tier a patio straight out from the kitchen, a great al-fresco dining spot, to the second tier a lawn surrounded by the A side garden provides access to the front of the property. There is driveway parking for two cars, as well as an established front garden with mature shrubs, offering potential for extra room to be created.

Location

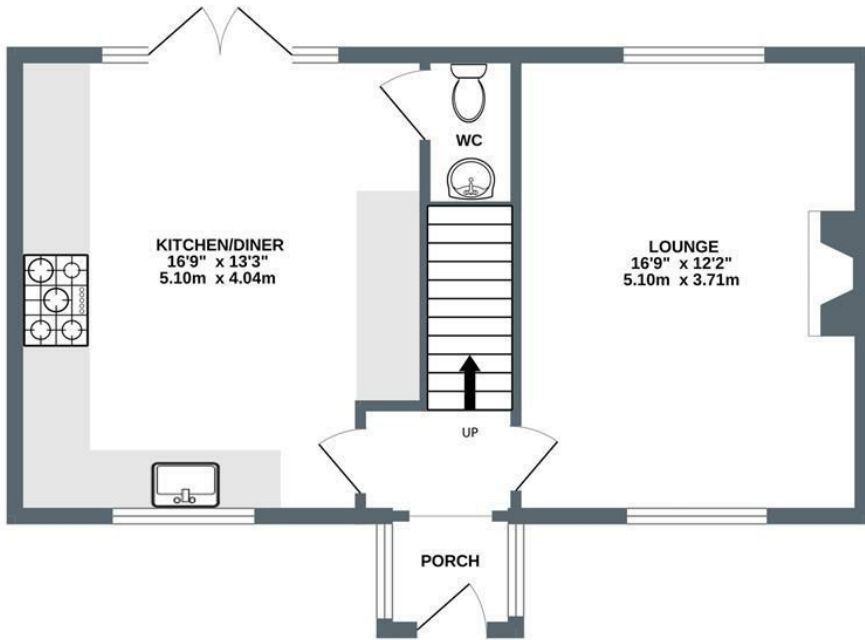
The property can be found just past the village of Cubert as you cross the mini roundabout taking the right hand turn towards the idyllic semi-rural hamlet of Tresean. Excellent village facilities are available within the village of Cubert which also has a highly regarded county primary school. The nearby beaches of Holywell Bay and Crantock are both within 1.5 miles of the cottage as well as the surrounding coastline, much of which is in the ownership of the National Trust.

The town of Newquay is approximately six miles distance from the property and offers a more comprehensive range of shopping, schooling and banking facilities as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

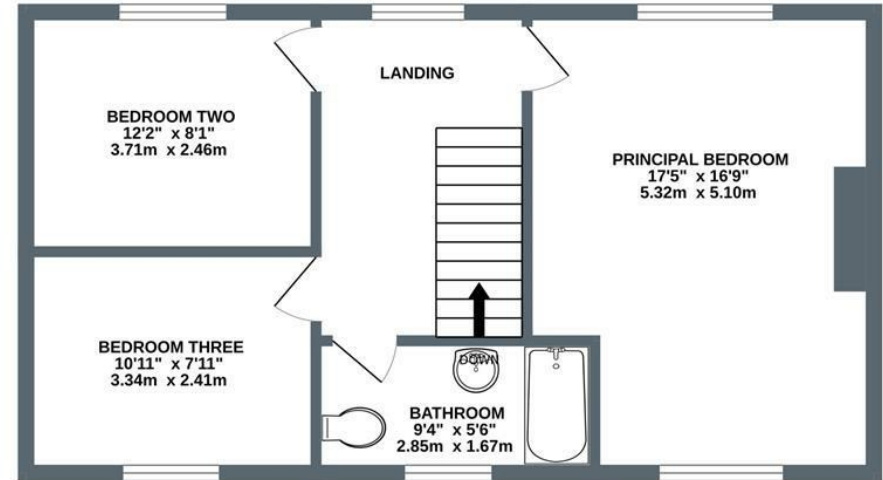
What3words

///lilac.arise.permanent

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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