



Trevarrian Farm House, Newquay, TR8 4AH

Situated in the charming area of Trevarrian, near the picturesque Mawgan Porth, this delightful semi-detached house offers a blend of character and modern living. This four-bedroom property is chain-free. The heart of the home is undoubtedly the modern kitchen, which boasts stone work surfaces and an original farmhouse hearth. With a family bathroom and the first bedroom featuring a convenient built-in wet room completes the accomodation. Viewing highly reccomended.

**Guide Price £431,200 Freehold**

### Key Features

- \*\* CHAIN FREE \*\*
- Within 950m of Mawgan Porth
- Feature, original farmhouse hearth
- Potential second home/holiday let investment
- Four bedroom character home
- Driveway parking for three cars
- Rear garden with South facing aspect
- All mains serviced





## The Property

Entering through the front porch with bespoke storage units, you are welcomed into the living space featuring further built-in bespoke storage, a hidden desk area, and a gas fireplace with potential for reinstatement, complemented by built-in alcove storage. A large south-facing window providing natural light and engineered wood flooring, with stairs leading to the first-floor landing.

A door opens to the kitchen/diner, where the original farmhouse hearth with it's cloam oven, no longer in use, adds historical charm and character. The then modern kitchen incorporates tiled flooring, stone worktops, a five-ring gas hob, an electric oven, an undermount stainless steel sink with a mixer tap and milled drainage, and under-counter spaces for a washing machine and dishwasher with space for a free standing fridge freezer tucked away on the otherside of the hearth. Access to the rear garden completes the downstairs accommodation.

The first-floor landing provides loft access. The main bedroom is a double with a fully tiled integrated en-suite wet room featuring an electric shower, wall-mounted wash hand basin, and WC. The second double bedroom includes a built-in wardrobe and offers charming views of the village rooftops, countryside, and a sea glimpse. The third bedroom, also with a built-in wardrobe housing the condensing boiler, shares the same picturesque views. The fourth bedroom, a single, overlooks the rear garden.

## Externally

The enclosed rear garden is primarily laid to lawn, with block paved patio area off of the house. The garden also benefits from an insulated office/summer house with attached surf store and access to the driveway parking. To the side of the property there is driveway parking for a minimum of three cars.

## Location

Nestled in the captivating North coastal stretch of Cornwall lies Trevarrian, a charming hamlet positioned between the bustling beach haven of Mawgan Porth and the popular seaside town of Newquay. This tranquil enclave offers the perfect blend of Cornish countryside serenity and proximity to some of the region's most celebrated coastal attractions. Within Trevarrian, you feel a world away from the hustle and bustle, the hamlet retains an unspoiled charm, with its narrow lanes winding through traditional Cornish cottages. [What3Words ///rewarded.groups.micro](#)

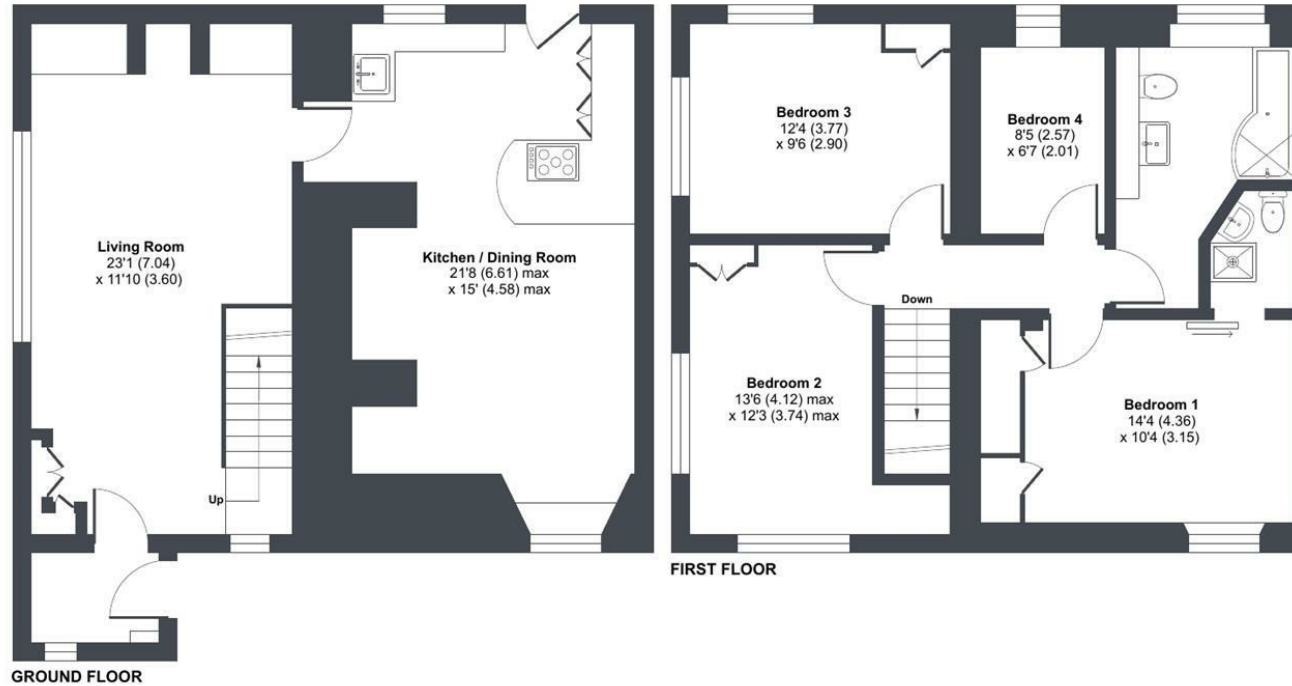
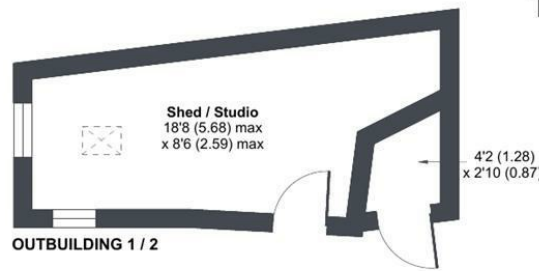
# Trevarrian Farmhouse, Trevarrian, Newquay, TR8

Approximate Area = 1238 sq ft / 115 sq m

Outbuildings = 124 sq ft / 11.5 sq m

Total = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Ball Agencies. REF: 1217587

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

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