



Trackside, Newquay Road, St Columb Road, TR9 6PY

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Agencies

*** A NEW YEAR, A NEW VENTURE *** This exceptional and rare property, ideally located in the heart of Mid Cornwall, offers limitless business potential within a thriving commercial area. Adding to its appeal is a detached four-bedroom residential home, thoughtfully positioned to ensure privacy while remaining within the same grounds. The property features a private driveway and low-maintenance landscaped gardens, making it an attractive and practical choice for both business and living. Early viewing is highly recommended to appreciate all this unique property has to offer.

Offers In The Region Of £749,000 Freehold

Key Features

- Unique Opportunity to Acquire Commerical/Residential Property
- Easy Access to the A30 & Beyond
- Ample Off Road Parking Both Commercially & Residentially
- Four Bedroom Owners/Letting Accommodation
- Perfect Mid Cornwall Trading Location
- Modern Commercial Unit with 2259 Sq Ft of Usuable Space
- Suitable For An Array Of Commercial Trading Venture
- Early Viewing is Highly Recommended

Trackside

Trackside presents a rare opportunity to acquire a self-contained commercial property and a residential dwelling, ideally located in the heart of Mid Cornwall. With convenient access to the entire county via the A30, this property offers exceptional versatility and potential.

The site, originally constructed and historically operated as a successful glazing company, features a fully insulated workshop suited to a wide range of business ventures. Possible uses include a car garage/MOT testing station, shipping warehouse or storage facility, indoor play area or playgroup, dentist, doctor's office, or a food outlet, all subject to the necessary planning permissions or building consents. The commercial building boasts a spacious 2,259 square feet of trading/production area, a reception, office space, two WCs, and allocated off-street parking.

The separate owner's accommodation is thoughtfully designed for comfort and relaxation, offering a modern interior. This includes a lounge/dining room, a well-appointed kitchen with a separate utility room, and a conservatory/second living space. The residence comprises four bedrooms, including a master suite with an en-suite bathroom and a private balcony.

Early viewing is highly recommended to fully appreciate the potential and versatility of this exceptional property, where there are endless possibilities.

Location





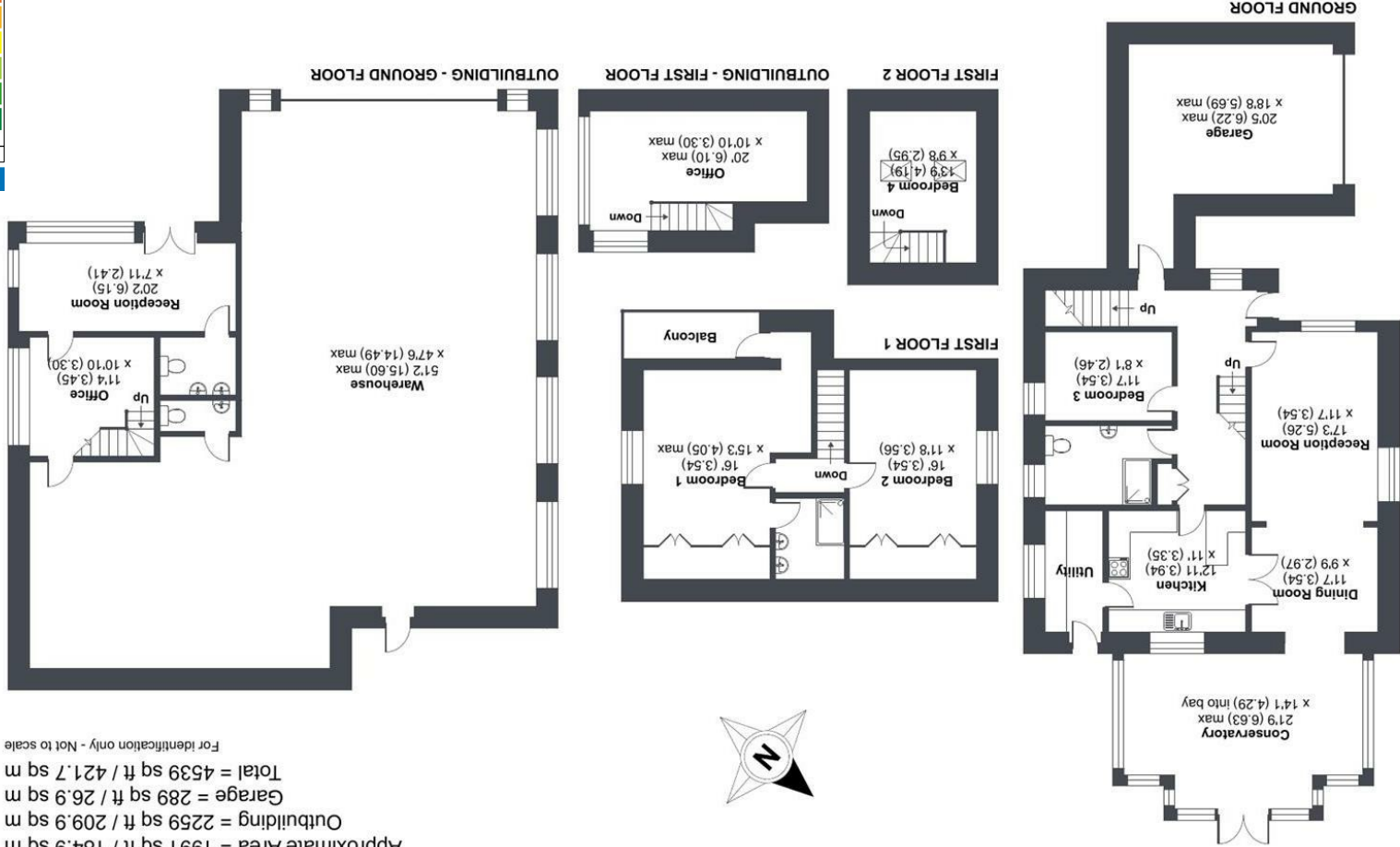
Situated in the village of St Columb Road, this property benefits from a range of local amenities, including a Co-op supermarket, a primary school, and a branch line railway station connecting Newquay to Par. Just 1.5 miles away is the popular Kingsley Village retail park, which features a variety of stores such as Next, Marks & Spencer, Boots, and Mountain Warehouse, alongside Starbucks, restaurants, and a petrol station.

The location is highly convenient, providing easy access to nearby towns such as Newquay, St Austell, and Truro, with the A30 just minutes away. The neighboring areas of St Columb, Indian Queens, and St Columb Road are also within close proximity. Newquay, located approximately 7 miles away, offers a broader selection of shops and schools, along with its historic fishing harbour and some of Europe's most stunning coastline. Public transport links include buses and trains to surrounding areas, while Newquay Airport is just a 7-mile drive, adding to the convenience of this excellent location.



Newquay Road, St. Columb Road, TR9

Approximate Area = 1991 sq ft / 184.9 sq m
Outbuilding = 2259 sq ft / 209.9 sq m
Garage = 289 sq ft / 26.9 sq m
Total = 4539 sq ft / 421.7 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). © mchecom 2024. Produced for David Ball Agencies. REF: 1224940



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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(11-20)	
G	(1-10)	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
59	66	

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