



6 The Stiles, Porth Bean Road, Newquay, TR7 3EW

david ball
Agencies

An excellent opportunity to own this beautifully presented and generously sized family home in St Columb Minor. Spanning three levels, the property features three spacious double bedrooms, including a principal suite with an en-suite bathroom. The highlight is a stunning dual-aspect open-plan living area, complemented by a well-appointed family bathroom. Outside, the rear garden offers both decked and paved areas, while the front provides a dedicated parking space. Early viewing is highly recommended.

Guide Price £285,000 Freehold

Key Features

- Three Storey Family Home
- Three Double Bedrooms, Principal En-Suite
- Open Plan Kitchen/Lounge/Diner
- Rear Enclosed Garden
- Driveway Parking
- Air Source Heat Pump
- Walking Distance to Stunning Porth Beach
- Early Viewing is Highly Recommended

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Location

Located close to the village of St Columb Minor, this spacious three-storey family home offers modern living in a convenient setting. The property features an open-plan lounge, kitchen, and dining area, along with three generously sized double bedrooms, including a principal suite with en-suite facilities.

The area benefits from excellent local amenities, including primary and secondary schools, a post office, a Co-op supermarket with a petrol station and a public house. Just 1.5 miles away, Newquay town centre presents a vibrant mix of contemporary living and coastal charm. With stylish bars, renowned restaurants, and a thriving local culture, it's the perfect place to unwind and explore.

Newquay is also home to some of Europe's most breathtaking coastline, offering panoramic views and a wealth of outdoor activities. The property enjoys excellent transport links, with rail and bus services connecting to surrounding areas. Additionally, Newquay Cornwall Airport is just a short distance away, providing flights to numerous destinations.

Entrance

Clad front entrance door with obscured double glazed inserts leading to the hallway

Hallway

7'11" x 4'3" (2.43 x 1.32)

Stairs rising to first floor. Doors to subsequent accommodation.





Downstairs Cloakroom

6'5" x 2'11" (1.96 x 0.91)

Modern white suite. Low level close coupled WC. Pedestal wash hand basin with chrome style mixer tap over and tiled splash back. Wall shelf. Extractor fan. Tiled flooring.

Kitchen/Lounge/Diner

31.6 x 10.7 (9.45m.1.83m x 3.05m.2.13m)

Dual aspect room with double glazed box bay window to the front and double glazed windows to the rear. UPVC double glazed patio doors to the rear garden. Under stairs storage cupboard. Door to down stairs cloakroom

Kitchen Area

Modern fitted high gloss kitchen to include a range of base wall and drawer units with butcher block style square edge work surfaces. Stainless steel sink and drainer with mixer tap over. Inset electric hob with brushed steel extractor fan over and electric oven below. Integrated fridge, freezer and a space for washing machine.

Stairs Rising to the First Floor Landing

Airing cupboard housing Worcester air source boiler. Doors to subsequent accommodation. Stairs leading to second floor.

Bedroom Two

14'0" x 9'3" (4.27 x 2.82)

Two UPVC double glazed windows to the rear. Built in wardrobe with sliding doors and fitted shelving.

Bedroom Three

13'8" x 10'4" (4.19 x 3.15)

UPVC double glazed box bay window to the front elevation. Further UPVC double glazed window to the front. Built in wardrobe with sliding doors.

Family Bathroom

7'4" x 6'2" (2.24 x 1.88)

A modern white suite comprising of a P shaped bath with curved shower screen and mains fed shower. Pedestal wash hand basin with mixer tap over. Tiled splash back. Close coupled WC with top flush. Ladder style chrome radiator. Mirror. Extractor.

Stairs Rising to Second Floor Landing

UPVC velux double glazed window to the rear elevation. Access to loft. Door to bedroom one.

Bedroom One (Master En-Suite)

11'8" x 10'5" (3.58 x 3.20)

Double glazed velux window to the front elevation with fitted blind. Eaves storage. Built in wardrobe.

En-Suite

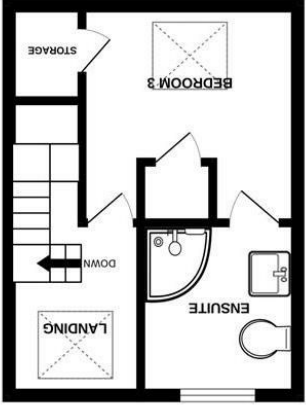
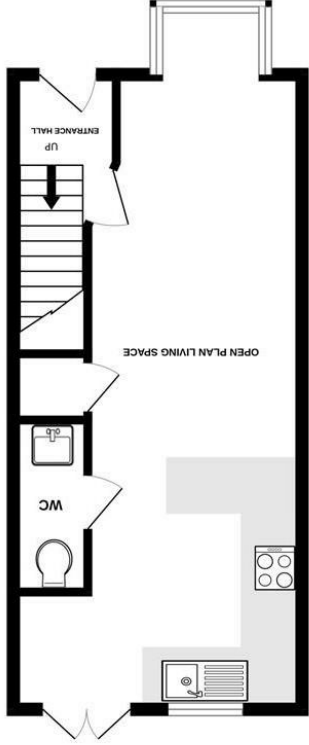
8'3" x 7'4" (2.54 x 2.24)

UPVC obscured double glazed window to the rear elevation. Modern white suite to include pedestal wash hand basin with chrome style mixer tap over. Low level WC with top flush. Shower cubicle with sliding doors, mains fed shower unit and tiled splash back. Ladder style chrome radiator. Tiling to floor. Extractor.

Exterior

To the front of the property there is a paved footpath leading to the front entrance door. Storm porch. There is parking for one vehicle.

To the rear there is an enclosed garden. Leading from the open plan living space into the rear enclosed garden enclosed by timber fencing there is a timber deck and paved patio. The remainder of the garden is laid to gravel and shingle for low maintenance with an array of flowering plant and shrubs.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
Current	Potential	
87	74	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A	B	C
(82 plus)	(81-91)	(69-80)
D	E	F
(55-68)	(39-54)	(21-38)
G		(1-20)
Very energy efficient - lower running costs		