



Cosy Cottage, Newquay, TR8 5QA

david ball
Agencies

A beautifully presented five-bedroom detached cottage offering a perfect blend of character and comfort. This spacious home features a welcoming living room, separate dining room, a well-appointed kitchen, a convenient shower/cloakroom, and an en-suite wet room. The property benefits from oil-fired central heating and uPVC double glazing throughout within stunning landscaped front and rear gardens. There is also a range of useful outbuildings, a garage, a workshop, and ample parking space. Over recent years the property has also been extended and now incorporates an annex/ground floor bedroom which is suitable for disabled accessibility.

Asking Price £550,000 Freehold

Key Features

- Detached Characterful Cottage
- Rural Location
- Countryside Views
- Oil Central Heating & UPVC Double Glazing
- Driveway Parking
- Outbuildings
- Chain Free
- Early Viewing Is Highly Recommended

Location

Rejerrah is a charming hamlet located near the picturesque village of Cubert. Its ideal position offers easy access to the stunning, dune backed beaches of Perranporth, and just a little further along the coast lies the enchanting village of St Agnes, rich in traditional Cornish mining heritage.

Approximately four miles from the property is the vibrant town of Newquay, famed for its world class surfing at Fistral Beach. Newquay also features a historic, working fishing harbour and some of the most breathtaking coastline in Europe. The town is well-connected, offering both bus and rail services to surrounding areas. Newquay Airport is around seven miles away, while Padstow lies within 23 miles, and the popular Watergate Bay is just eight miles from the property.

Entrance Hall

Obscure double glazed door to the side elevation. Skylight. Radiator. Stairs rising to the first floor. Under stair storage cupboard. Doors to subsequent accommodation.





Lounge

Double glazed window to the front elevation. Radiator. Feature fireplace housing a log burner.

Dining Room

Double glazed window to the front elevation. Radiator.

Kitchen

Double glazed door and window to the rear elevation. A fitted kitchen with a range of base of wall and drawer units with square edge worksurface over inset stainless steel sink unit with double drainer. Freestanding range style gas cooker. Space for freestanding under counter fridge and dishwasher.

Utility

Skylight. Plumbing for washing machine and tumble dryer.

Bedroom One

Dual aspect double glazed windows. Radiator. Door to

En Suite

Skylight. Walk in shower with electric over head shower. Low level WC with cistern. Pedestal wash hand basin. Fully tiled walls. Heated towel rail.

Bedroom Two

Double glazed window front elevation. Radiator.

Bedroom Three

Double glazed window front elevation. Radiator.

Bedroom Four

Double glazed window front elevation. Radiator. Skylight.

Bedroom Five

Double glazed window front elevation. Radiator. Skylight.

Bathroom

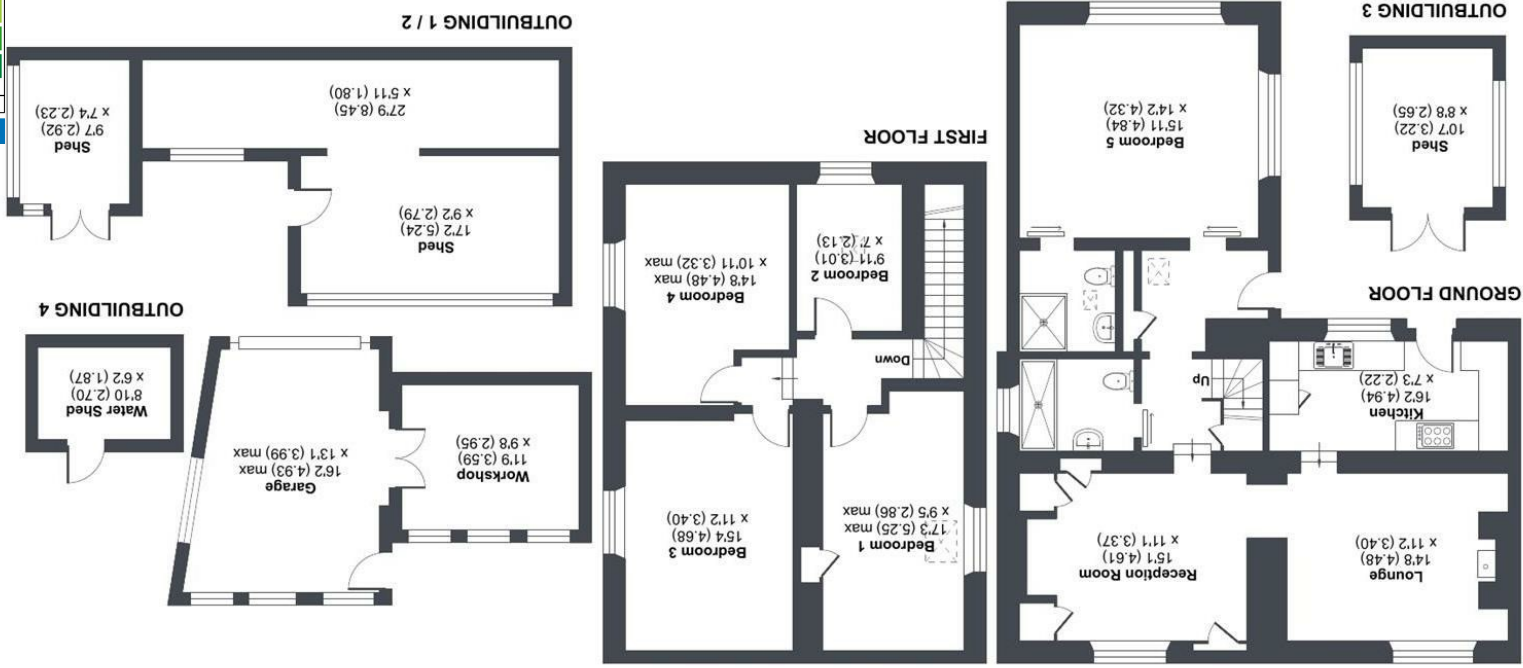
Obscure Double glazed window to the side elevation. Walk in shower with main over head shower. Low level WC with cistern. Pedestal wash hand basin. Heated towel rail.

Externally

Beautiful and spacious gardens, predominantly laid to lawn with well-stocked shrub beds and borders. A patio area leads to ample parking, complemented by a range of timber-framed sheds and additional storage buildings.

Rejerrah, Newquay, TR8

Approximate Area = 1683 sq ft / 156.4 sq m
Garage = 319 sq ft / 29.6 sq m
Outbuildings = 546 sq ft / 50.7 sq m
Total = 2548 sq ft / 236.7 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 2025. Produced for David Ball Agencies. REF: 1279694

david ball
Agencies

01637
850850

www.davidballagencies.co.uk



e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

Connecting People to Property Perfectly

Energy Efficiency Rating		
Current	Potential	
<		

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.