

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



A RARE OPPORTUNITY TO BUY A LARGE COMPOSITE PROPERTY IN CENTRAL CORNWALL OFFERING A STUNNING 3/4 BEDROOM DETACHED FAMILY HOME ALONG WITH A FULLY DETACHED AND INDEPENDENT 2263 SQFT GARAGE/OUTBUILDING FOR COMMERCIAL/PERSONAL USE – IMMACULATE THROUGHOUT AND AVAILABLE WITH VACANT POSSESSION

- Large house and detached multi-purpose building
- 2263 sqft garage/workshop unit with offices, kitchen, wc's
- Main house with private sunny low maintenance garden
- Vacant possession with no onward chain
- Immaculately presented throughout
- Surrounding Country views
- Suit family house and neighbouring business/garage
- 2191 sqft main house with independent drive and garage
- Independent access and car parks for each element
- 12-15 car garage with mezzanine potential and tall roller door

Price £875,000 Freehold

This incredible opportunity in Central Cornwall has most recently been used as a family home adjacent to a large premises created and designed for the operation of a small local business, with separate access and parking enabling the current owner to live and operate a business on the same parcel of land. The current owners are in the process of moving, so the property is now available with vacant possession and, whilst eminently suitable for a home and income setup, the property could be equally suited as a family residence with a large separate multi-purpose garage/outbuilding for the storage/maintenance of multiple vehicles, a workshop or hobby area. THE POSSIBILITIES ARE ENDLESS!

The house itself is fully detached and has a private gated driveway leading to a large private residential parking area with immaculately presented accommodation including 3 bedrooms (master ensuite), a large open plan lounge/diner with an adjacent kitchen and a large incredibly private rear aspect conservatory opening up onto a low maintenance private garden and substantial patio surrounded by farmland and countryside adjacent to the railway track. A utility room, a large car garage and a separate first floor snug/office/4th bedroom complete the residential accommodation.

The garage building equates in total to around 2263 sq ft, mostly at ground floor level and is approached via a large independent gate off the road into a walled tarmac parking area. A pedestrian gate links the residential car park to the garage car park for easy owner access. The garage building was constructed after the house to a high specification and includes a large open plan L-shaped garage/workshop with a high pitch roof, a large tall entrance roller door and no structural support posts. A garage kitchenette area, 2 x wc's and up to three offices/store rooms complete the garage accommodation.

TENURE

Freehold

SERVICES

Mains electricity (2 supplies), water (1 supply) and private drainage (2 septic tanks). Oil tank serving 2 independent boilers.

COUNCIL TAX

Band D

AGENTS NOTE

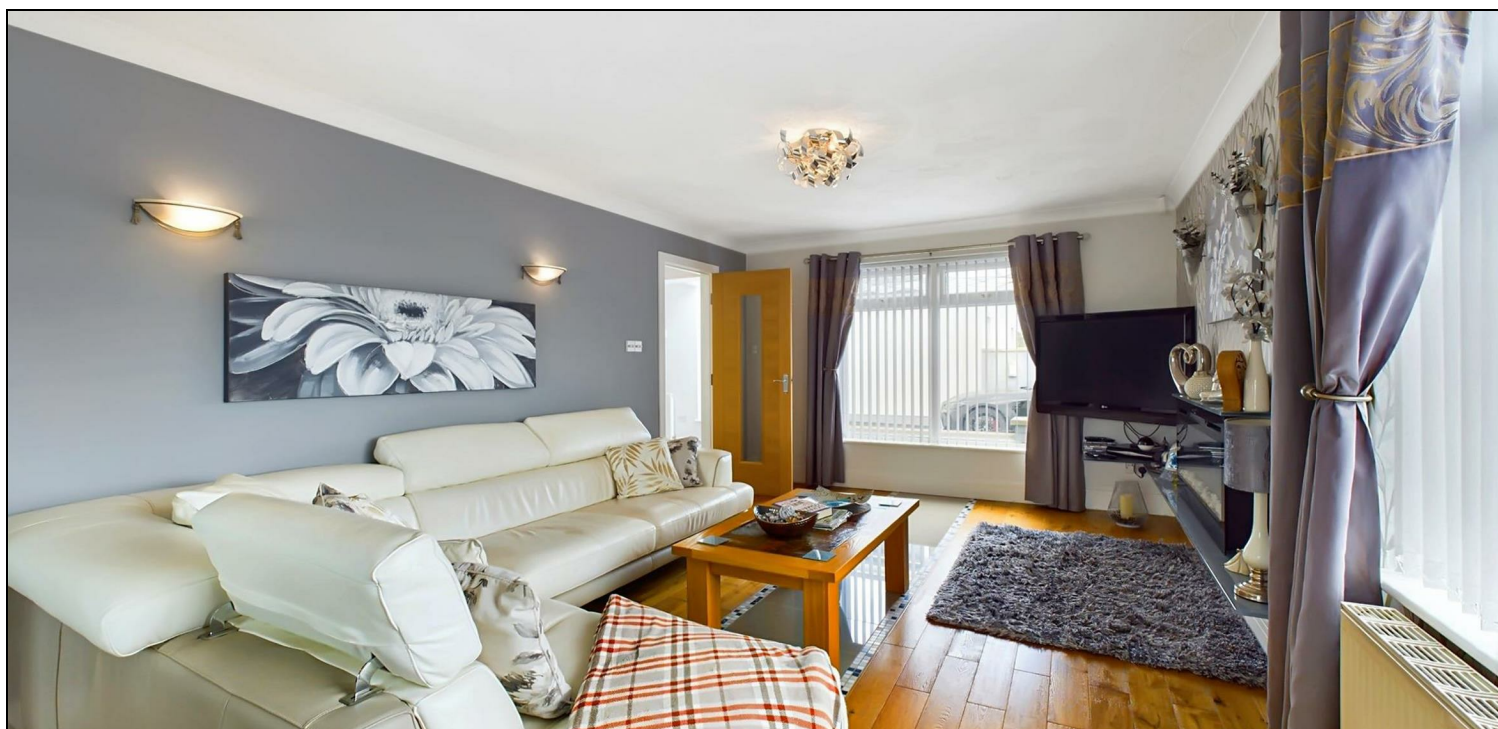
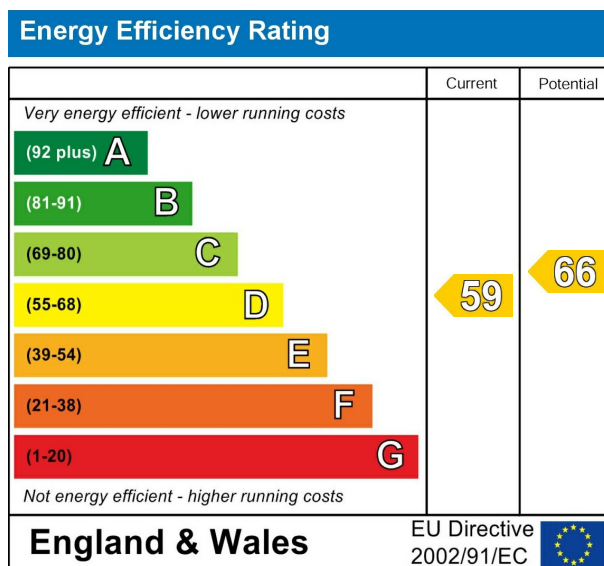
The property and garage will not be sold separately, under any circumstances.

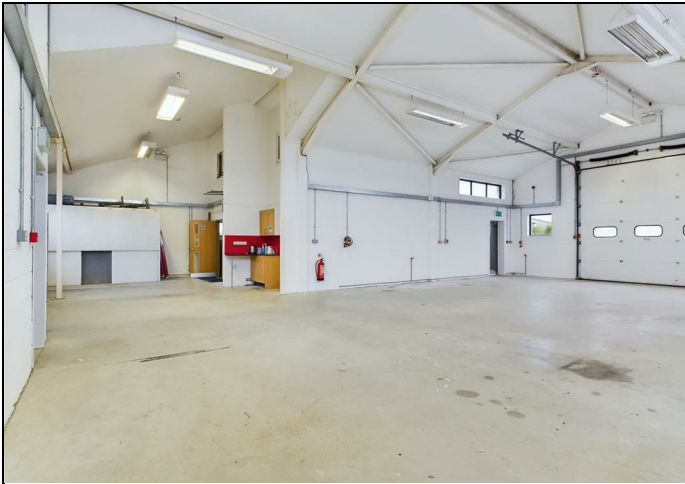
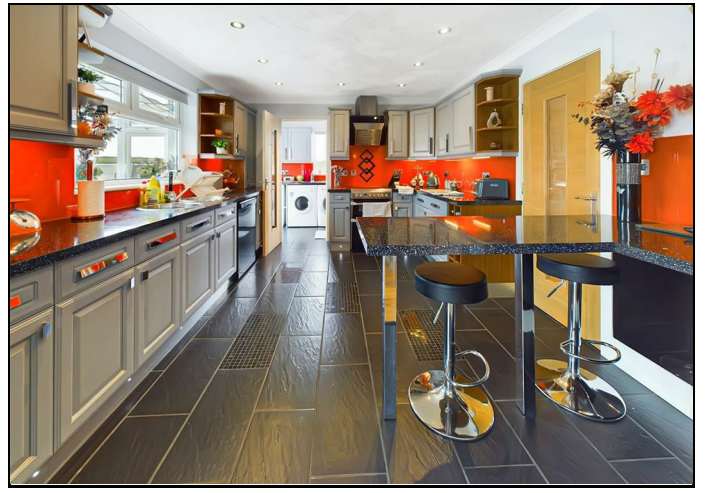
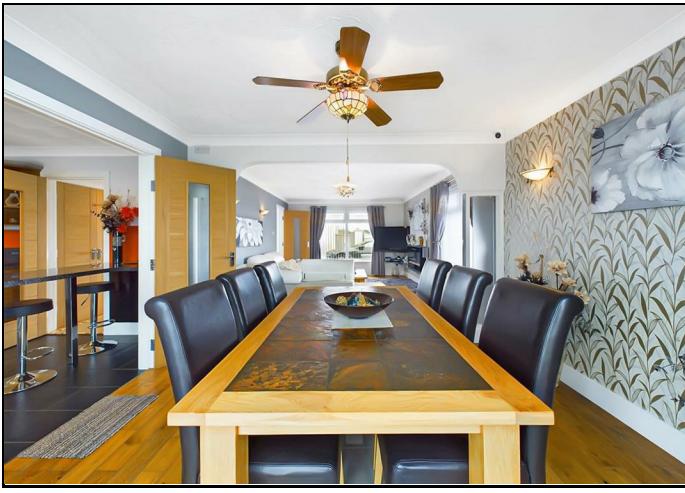
BROADBAND AND MOBILE COVERAGE AVAILABILITY

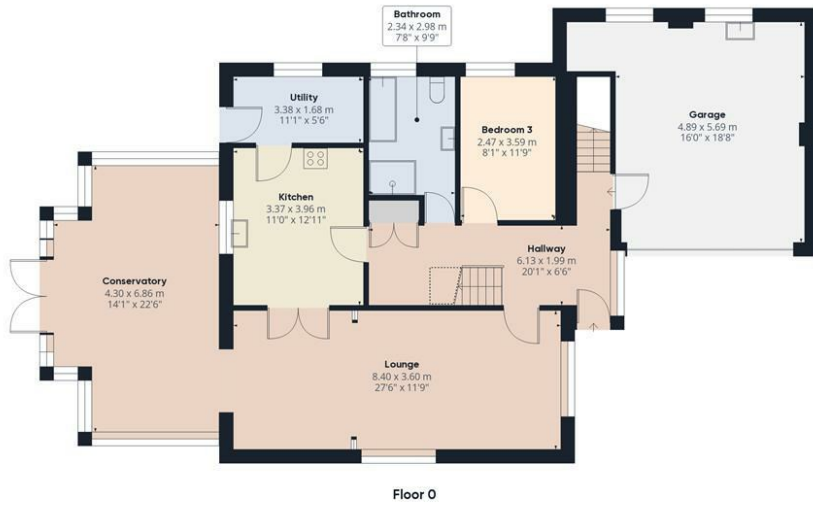
Fastest available download speed: up to 43Mbps

Mobile coverage: Limited

(Source: OFCOM)







Approximate total area⁽¹⁾

203.62 m²
2191.72 ft²

Reduced headroom

5.25 m²
56.53 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

210.25 m²
2263.12 ft²

Reduced headroom

2.66 m²
28.64 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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Start & co

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