

## **Stones Throw, Alexandra Road, Newquay, Cornwall TR7 3ND**



**SUBSTANTIAL DETACHED FAMILY HOME & 2 LETTING UNITS |  
LARGE HOME OFFICE/ACTIVITY ROOM | Large 5 bedroom family  
home with 2 separate self contained letting units all located under  
1 minutes walk from the popular Porth Beach with stunning first  
floor views and further potential.**

- 2x1 bedroom letting units and 1 large family home on separate titles
- Large double garage and parking for 8 + vehicles
- Stunning kitchen with extended dining room onto a terrace with views
- Sea views over Porth Beach and up the North Cornish Coast
- Desirable location and rare opportunity to purchase with an annex or income potential
- Large plot and house with planning for further development

**Reduced To £895,000 Freehold**

Porth has become one of Newquay's most popular areas for residents and tourists thanks to the extremely popular beach and the access to explore the North Cornish Coast. Newquay Town has recently had an influx of independent Cafes, Coffee Shops and Bars that has made the Town an even more popular holiday destination with a unique multicultural and inclusive feel. This coupled with improved transport links via the A30 and Newquay Airport has really made it one of the Top tourist destinations in Cornwall. This, as well as the flexible modern nature of working, has also led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

Stones Throw has offered the current owners a lifestyle property with a successful holiday let (3b Stones Throw) and a no void period AST (3a Stones Throw) providing income whilst remaining separate from the living and family area to the front of the property. The house has a feature kitchen/family area with planning permission for a dormer across the first floor which would make it a truly fabulous coastal residence.

### **STONES THROW**

Accessed via steps to the front door, the house is entered through a large entrance vestibule and hallway which provides access to the newly fitted and extended kitchen/family room. The kitchen is full of top of the range appliances including a Quooker tap and provides 'island seating' comfortably for 6 people. This leads to the dining room and seating area with a large sky lantern providing light and the large bi-fold door unit providing the view out toward Porth Island. From the main hall, there are 2 further downstairs bedrooms (both with Coastal views), home office, utility and downstairs shower room.

The first floor is largely original with 3 bedrooms (1 en-suite) and a family bathroom. The current owners have plans for a large dormer to the front of the property to maximise the coastal views the position offers.

### **COUNCIL TAX**

Band - E

### **SERVICES**

Mains Water, Electric & Drainage, Gas Central Heating

### **3A STONES THROW**

With parking at the front of the property and



accessed down a side path, 3A Stones throw is used as a permanent let. With a potential £750.00pcm it's a popular let with an open plan lounge, kitchen, diner on the ground floor with a small single and double bedroom on the first floor which share a shower room.

The property shares an outside seating area with 3B and has use of a storage shed shared between the 2 properties.

### **COUNCIL TAX**

Band - A

### **SERVICES**

Water is on mains which also serves the main house. Electric is sub metered from the main house which the tenant is responsible for the bills.

### **3B STONES THROW**

With parking at the front of the property and accessed down a side path, 3B Stones throw is used as a holiday let. Full throughout the peak times making £2000/£3000 a month from June to September it is very popular with couples looking to explore the coast. It is also a useful winter let in the low season also let at £750pcm. It has an open plan lounge, kitchen, diner on the ground floor with a large double bedroom on the first floor with a shower room.

### **COUNCIL TAX**

Band - A

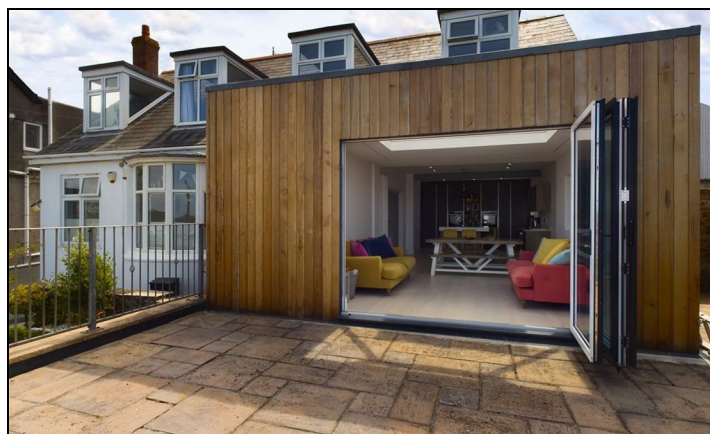
### **SERVICES**

Water is on mains which also serves the main house. Electric is sub metered from the main house which the tenant is responsible for the bills during the winter months.

### **REAR GARDEN & HOME OFFICE**

There is an elevated rear garden at the property leading through to a large home office, complete with services including a shower. Completely detached from the main house using the rear units access this is a great 'Clubhouse' or home office/treatment room for a small business.

To the front, the property has off street parking for 8 or more vehicles and a large double garage.







**Approximate total area<sup>(1)</sup>**  
201.59 m<sup>2</sup>  
2169.85 ft<sup>2</sup>

**Reduced headroom**  
2.81 m<sup>2</sup>  
30.24 ft<sup>2</sup>

(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<sup>(1)</sup>**  
109.99 m<sup>2</sup>  
1183.88 ft<sup>2</sup>

**Reduced headroom**  
0.7 m<sup>2</sup>  
7.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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