

'This One', Beacon Road, Summercourt, Cornwall, TR8 5DN



OUTDOOR OFFICE | ENCLOSED GARDEN | Charming fully modernised 2 bedroom semi-detached cottage situated in Summercourt village with sunny rear garden, workshop and private parking for up to 3 vehicles.

- Beautiful 2 bedroom character cottage
- Fully renovated throughout with new kitchen and bathroom
- Underfloor heating to ground floor rooms
- Driveway parking for up to 3 vehicles
- Outdoor workshop/office/hobby room
- Enclosed private rear garden
- uPVC double glazing throughout
- Rear aspect lounge with woodburner
- Central Cornwall location

Price £260,000 Freehold

Summercourt village is very popular with all ages being a true central Cornwall location with both the North and South coast easily accessible. The property is situated approximately 6.5 miles from Newquay, 9 miles from Truro, 15 miles from Bodmin and with direct access to the A30. There is a popular primary school, local pub, and corner shop and it falls within the catchment area for the secondary schools in Newquay.

Nestled on Beacon Road, this charming semi-detached cottage, dating back to the mid-1800s, is presented in excellent condition and has been tastefully updated throughout, enhancing its appeal while preserving its original features.

The stone chipped courtyard front garden leads to the front door into the modern dual aspect kitchen/diner with underfloor heating, integrated oven/hob and a Belfast kitchen sink, offering contemporary finishings whilst maintaining the feel of the original cottage. A cosy lounge, over looking the rear garden with a feature fireplace incorporating a woodburner, exudes charm, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The property features two spacious double bedrooms on the first floor, as well as a stylish modern bathroom with stand alone bath and separate corner shower.

To the front of the property, there is private parking for up to three vehicles, as well as a workshop, which would make an ideal home office, hobby room or additional storage. To the rear of the property is a private enclosed level lawned and gravelled garden enjoying a sunny aspect.

This delightful home is perfect for first-time buyers,

small families, or anyone looking to embrace village life in Cornwall.

CONSTRUCTION

We are reliably informed that the property is constructed of part rendered cob and part face stonework walls supporting a pitched, cut timber roof clad with cement fibre slates. To the front left is a small rendered cob and blockwork shed. We believe the property dates back to the early to mid 1800’s. Prospective purchasers should take note of the part cob construction and check with their mortgage provider accordingly (if applicable).

AGENTS NOTE

The neighbouring property has a right of way across the driveway for garage access.

TENURE

Freehold

SERVICES

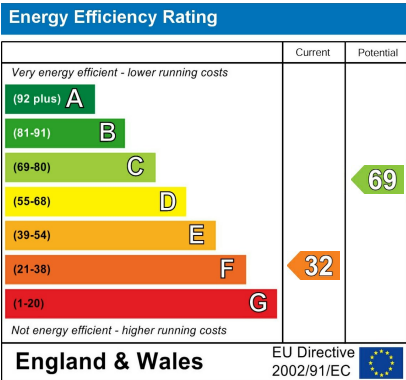
Mains electric and water, private drainage with septic tank located in the drive shared with the neighboring properties.

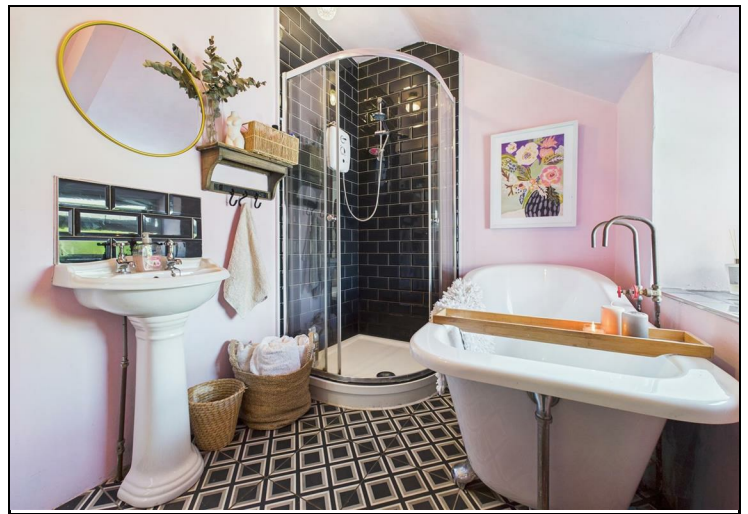
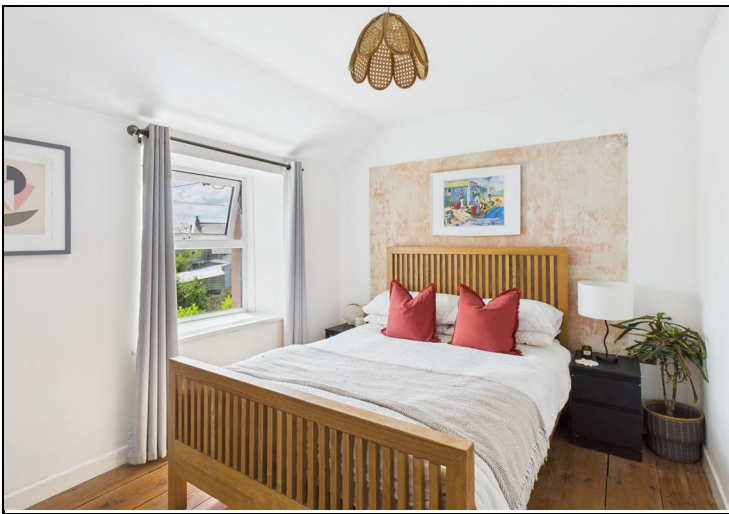
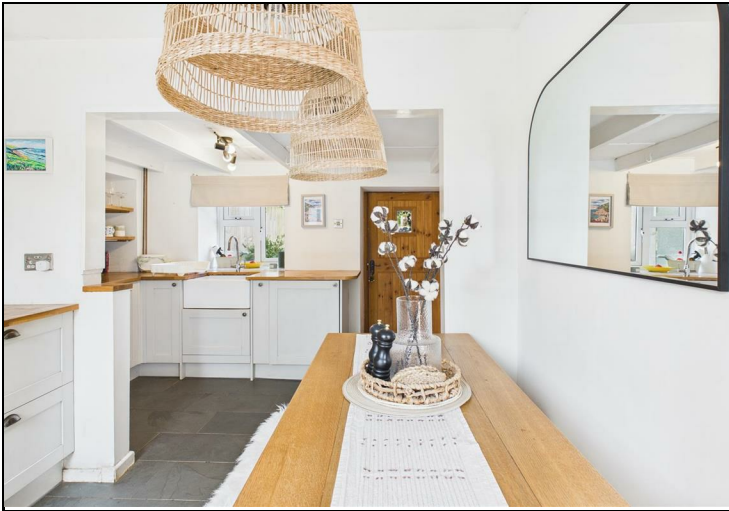
COUNCIL TAX

Band B

BROADBAND AND MOBILE COVERAGE AVAILABILITY

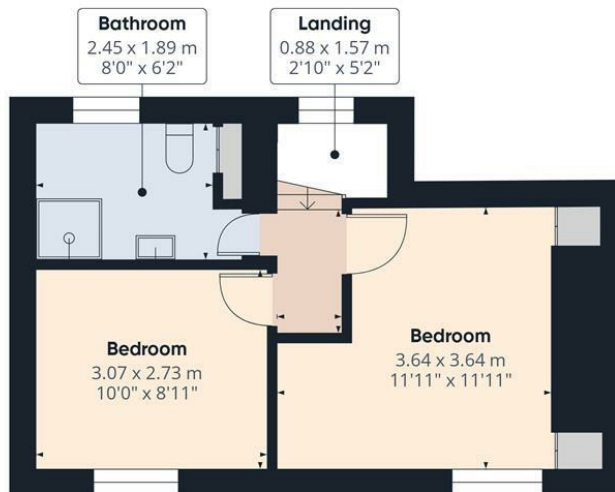
Fastest available download speed: up to 1000mbps
Mobile coverage: Limited/none
(Source: OFCOM)







Floor 0 Building 1



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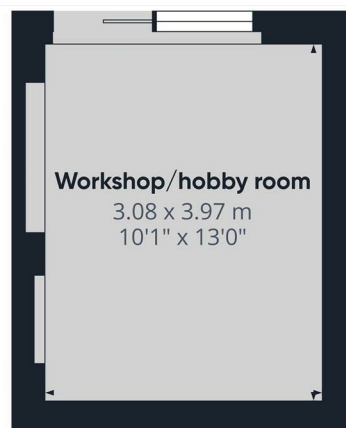
Approximate total area⁽¹⁾
63 m²
677 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 2



Approximate total area⁽¹⁾
12.6 m²
135 ft²

(1) Excluding balconies and terraces

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