

59 Fore Street, Newquay, Cornwall, TR7 1HA



MAGNIFICENT 5 STOREY TOWNHOUSE IN CENTRAL NEWQUAY WITH GLORIOUS ELEVATED VIEWS OVER NEWQUAY BAY, NEWQUAY HARBOUR AND THE NORTH CORNISH COAST FEATURING 2463 SQ FT OF FLEXIBLE ACCOMMODATION

- Stunning spacious characterful Town House
- 2 Upper floors with previous family apartment use
- STUNNING PANORAMIC SEA AND COASTLINE VIEWS
- Luxuriously appointed throughout – NO CHAIN
- 5 Storeys of fully refurbished accommodation
- Up to 7 bedrooms potential as one home
- Central Town Location with a Sea View Garden
- Lower ground floor accommodation with garden access
- Hugely flexible layout depending on requirements
- Commercial/Letting potential

Price £795,000 Freehold

59 Fore Street is an incredibly flexible and extremely spacious example of an original Newquay Town House set on five storeys, all of which benefit from outstanding Sea and Coast views over Newquay Bay. The property has undergone a comprehensive program of works from top to bottom and is presented in excellent condition throughout

The main house is approached from the front courtyard garden via a chapel style glazed porch that leads directly into the spacious and bright entrance hall. This floor houses the luxury kitchen and the full width rear lounge/diner with a delightful bay window enjoying the glorious and panoramic sea views. Stairs from this floor lead to the upper floors and also down into the lower ground floor annexe.

The lower ground floor can be accessed from the main house and additionally via a garden door into the lower hall. This floor can be self-contained as a one bedroom apartment or could be incorporated into the main accommodation as 2 bedrooms and a bathroom or work spaces/snug lounges opening onto the garden.

The first and second floors are much the same in terms of layout with the main stairs affording access to both levels with internal doors that lead to either 2 x 1 bed self-contained family apartments (with kitchens and bathrooms), or for conversion into more bedrooms with bathrooms for use as one house. Both floors benefit from the stunning rear aspect views, the higher the better!

The final loft floor is a generous open plan room with a range of bay view windows to the rear and an en-suite shower room. Previously used as an art studio and suitable for a variety of purposes dependent on requirements from a master bedroom to a workspace or "lookout lounge".

Externally, the property has a walled courtyard garden fronting onto Fore St with a sunken area providing light to the front lower ground floor accommodation. The rear garden can be accessed from the house or via a shared residents path down the side of the neighbouring property and through their garden with legal access. The rear garden is level lawned and offers unrivalled views over Newquay Harbour and the bay.

With 2463sqft of accommodation on 5 floors, this amazingly flexible property can be tweaked internally according to requirements to provide a large period home, a semi-commercial property with income/letting potential, or a multi-layer home with individual accommodations for large families, teenagers or elderly relatives.

Offered with no onward chain and in excellent fully refurbished condition throughout.

TENURE

Freehold

SERVICES

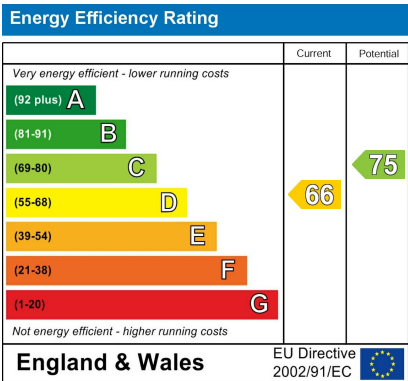
All mains

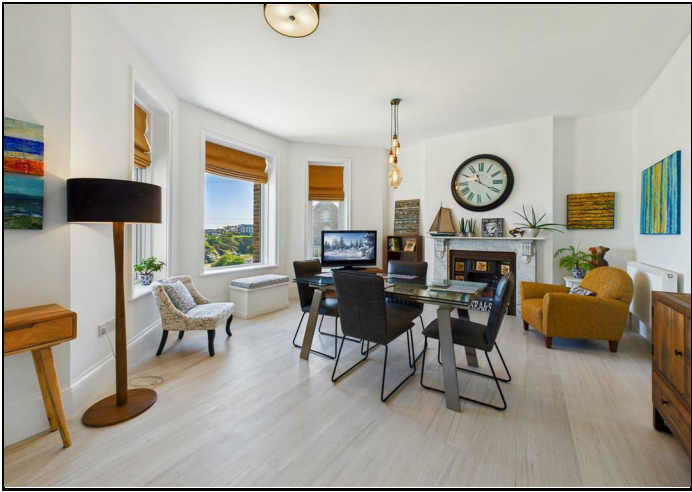
COUNCIL TAX

Band A (Annexe). Band C (Main House)

ENERGY PERFORMANCE CERTIFICATE

Ratings awaited







Approximate total area^m

228.9 m²

2463 ft²

Reduced headroom

1.9 m²

20 ft²

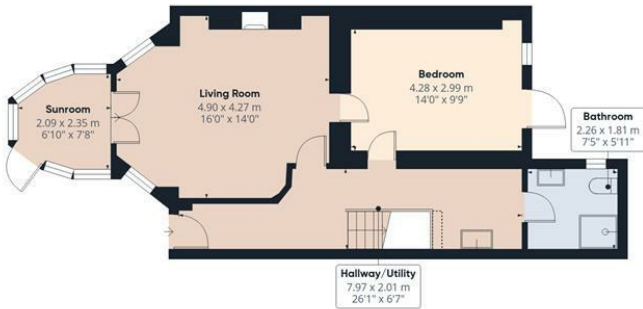
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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