



5 Menhyr Close, Newlyn Road  
St Buryan, TR19 6FF











# 5 Menhyr Close, Newlyn Road St Buryan, TR19 6FF

Nestled in the charming village of St Buryan, this delightful brand new detached house on Newlyn Road offers a perfect blend of modern living and rural tranquillity. With four spacious bedrooms, including two with en-suite bathrooms, this property is ideal for families or those seeking extra space. The heart of the home is the open plan kitchen diner, which boasts bi fold doors that seamlessly connect the indoor space to the garden, creating an inviting atmosphere for entertaining or simply enjoying the natural light. The living room provides a cosy retreat, perfect for relaxing after a long day. The property is further enhanced by a farm gate from the driveway leading directly to the large garden, offering both convenience and a touch of countryside charm. With a garage and ample driveway parking, you will find this home practical as well as stylish. Importantly, this property is being sold with no onward chain, making it ready for you to move into without delay. Whether you are looking for a family home or a peaceful retreat, this house on Newlyn Road is a wonderful opportunity not to be missed.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price- £675,000**

**Location**

St Buryan is a picturesque village offering a blend of historic charm and natural beauty. Known for its medieval church and tranquil countryside, this location provides a serene escape from the hustle and bustle. With its close proximity to the stunning Cornish coastline, St Buryan is perfect for those seeking a peaceful retreat while still being within easy reach of local amenities and attractions. Ideal for families, retirees, and anyone looking to enjoy the best of rural Cornwall.

**Accommodation**

Entrance Hall  
Living Room  
Kitchen/Dining Room  
Utility  
W/C  
Garage  
Stair to landing

Bedroom  
Bedroom with En-suite  
Bathroom  
Bedroom with En-suite  
Bedroom

**Garage**

Garage with electric door and useful loft space.

**Parking**

Driveway parking for multiple vehicles.

**Outside**

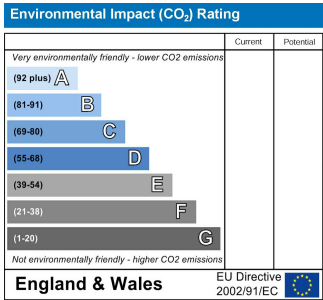
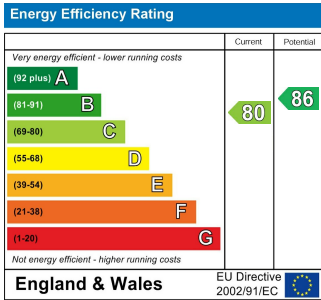
The property features a rear garden laid to lawn with a charming patio area, perfect for outdoor relaxation. Additionally, this leads onto the side garden that features a farm gate, providing easy access and a touch of rustic appeal.

**Services**

Mains water and electric. Private sewerage treatment plant.









**Agents Note**

Our clients have advised that all the properties on development will own 1/10th of the access road.

**New Build Guarantee**

We have been advised that the property is being sold with a 10 year PCC.

**Council Tax Band- TBC****Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

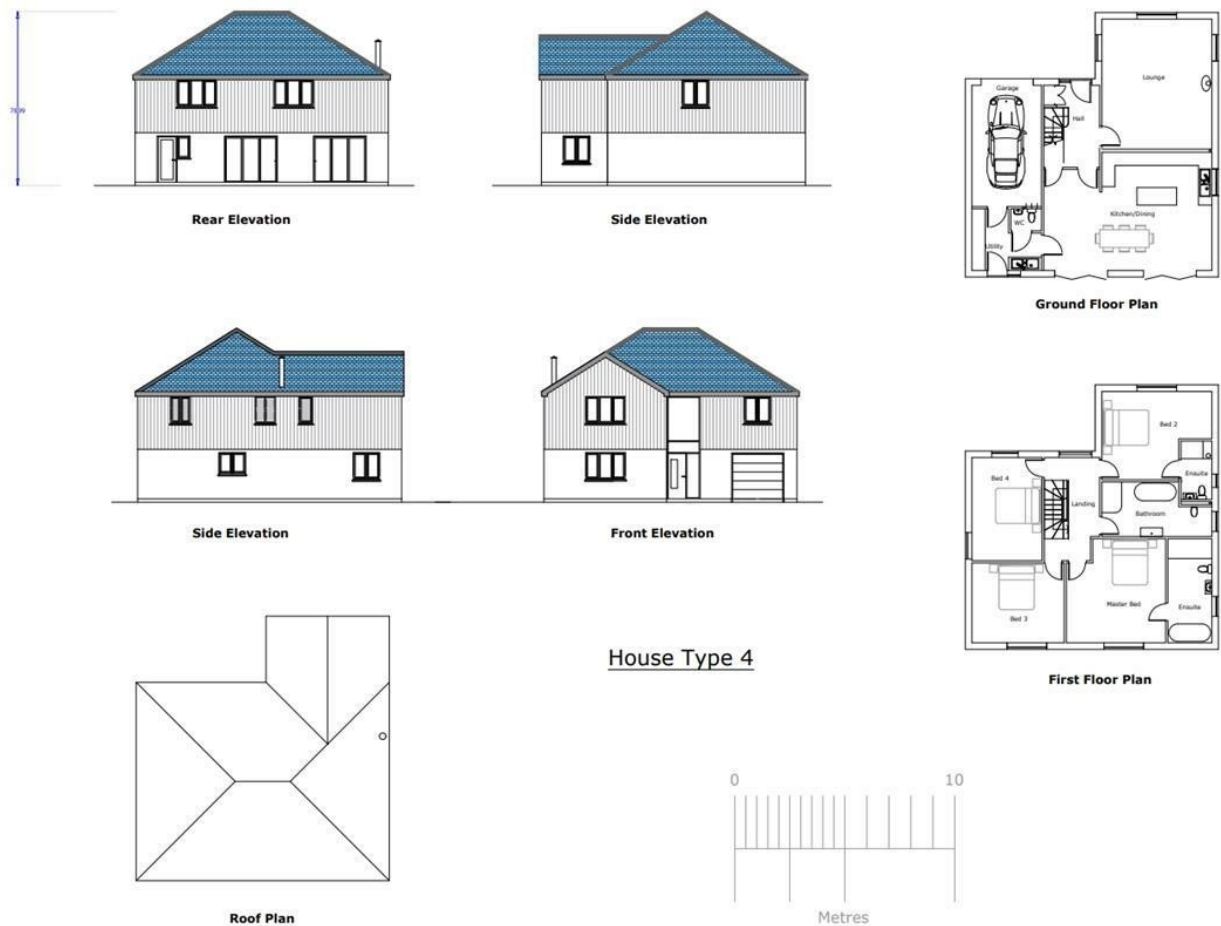
**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

///youngest.nitrate.immediate





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



