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## 16 Beacon Road, Newquay TR7 1HH

**£375,000**

A TRULY UNIQUE AND BEAUTIFULLY PRESENTED FOUR-BEDROOM HOME IN ONE OF NEWQUAY'S MOST SOUGHT-AFTER LOCATIONS. JUST A SHORT WALK FROM THE TOWN CENTRE, FISTRAL BEACH, AND THE HARBOUR, THIS EXCEPTIONAL PROPERTY HAS BEEN REFURBISHED TO AN IMPECCABLE STANDARD AND BENEFITS FROM A VERSATILE SELF-CONTAINED STUDIO.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 2 / BEDROOMS: 4 / BATHROOMS: 2

### FEATURES:

- FOUR BEDROOM PERIOD TOWN HOUSE
- VERSATILE ACCOMMODATION WITH A SELF CONTAINED STUDIO/ANNEXE
- JUST A FIVE MINUTE WALK TO FISTRAL BEACH
- OOZING CHARM AND CHARACTER
- ONE OF NEWQUAYS MOST DESIRABLE LOCATIONS
- REFURBISHED TO THE HIGHEST STANDARD
- EPC TO FOLLOW
- PRIVATE COURTYARD STYLE GARDEN
- LOG BURNER
- ORIGINAL FEATURES WITH MODERN TOUCHES

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## DESCRIPTION:

Welcome to Number Sixteen Beacon Road, a beautifully reimagined and impeccably presented period home, perfectly positioned in the heart of Newquay. Just a short stroll from the vibrant town centre and approximately five minutes' walk from the iconic Fistral Beach, this exceptional property offers the perfect blend of coastal lifestyle, character, and contemporary touches. Newquay is renowned for its lively atmosphere, diverse selection of independent shops, cafés, bars and restaurants, alongside its spectacular coastline. Whether it's surfing world-famous waves, paddleboarding along the Gannel Estuary or enjoying scenic coastal walks, this location truly offers something for everyone.

Dating back to the early 1900s, this charming home has undergone a comprehensive, no-expense-spared refurbishment, with the current owners leaving no stone unturned. Extensive works included a new kitchen, bathroom, a complete rewire and replumb, and the installation of a log burner. Resulting from this meticulous renovation is a flawless fusion of period character and modern luxury.

Internally, accommodation is both thoughtfully configured and beautifully finished. An inviting entrance hallway sets the tone, complete with useful understairs storage and original floorboards that continue through to the lounge. Positioned at the front of the property, the generous lounge benefits from a charming bay window and provides a wonderful space for the whole family to relax. Located towards the rear of the property, a separate dining room features doors opening directly onto the courtyard garden. A couple of slate steps lead up to the neatly appointed kitchen, fitted with a good range of white gloss units, space for a dishwasher and fridge freezer, together with an integrated double oven and five-burner gas hob.

Accessed via a lockable internal door from the kitchen, the studio is a versatile and truly impressive addition to the property. Beautifully presented throughout, this space comprises a stylish shower room, a characterful bedroom with exposed beams and a bespoke utility area, a separate courtyard and direct access onto Headland Road... the gateway to Fistral Beach, further enhance its appeal. Previously operated as a successful Airbnb, this area could equally serve as self-contained accommodation for a teenager, dependent relative or visiting guests.

The first floor offers three characterful bedrooms with built in storage in the main bedroom. A standout feature on this level is the luxurious spa-inspired bathroom, complete with a freestanding bath, elegant tiling and a separate double shower; a rare and indulgent addition. A particularly spacious and welcoming landing space provides access to a partially boarded loft and offers excellent additional storage. Practicality continues with a utility cupboard housing plumbing for a washing machine, alongside a separate cupboard containing the combination boiler.

Outside, a neat and low-maintenance courtyard-style garden provides a wonderful place to relax and enjoy the afternoon and evening sunshine. In summary, Number Sixteen Beacon Road is an outstanding home that seamlessly combines period charm with high-specification modern living. Prime location, exceptional finish and thoughtful design make this a truly special opportunity, equally suited as a permanent residence, holiday home or investment property, with the added benefit of a highly versatile studio.

### Parking Information:

There is unrestricted parking on King Edward Crescent and Belmont Place just a short walk away.

There are 2 Public car parks a short distance away. Dane Road and Belmont Place. There are various options for residents and the information can be found on the Cornwall.gov website.

### Living Room

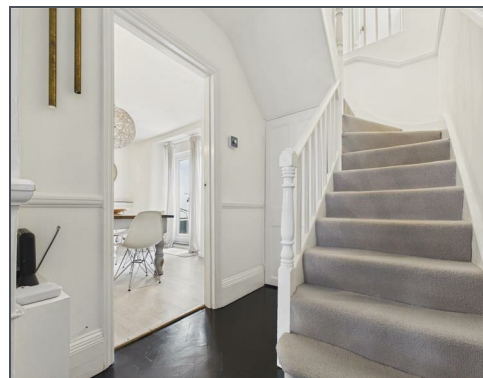
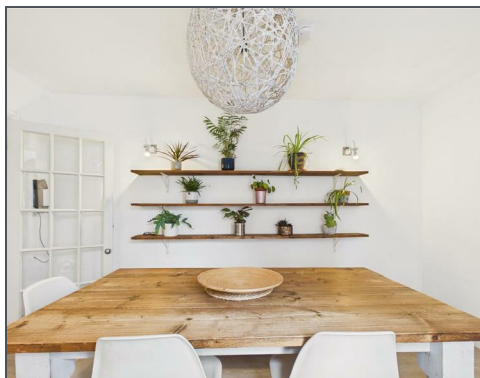
4.96 x 3.51 (16'3" x 11'6")

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#### Dining Room

4.06 x 2.49 (13'3" x 8'2")

#### Kitchen

2.94 x 2.35 (9'7" x 7'8")

#### Bedroom 1

3.48 x 3.80 (11'5" x 12'5")

#### Bedroom 2

3.25 x 3.70 (10'7" x 12'1")

#### Bedroom 3

2.18 x 3.32 (7'1" x 10'10")

#### Bedroom 4

2.14 x 2.38 (7'0" x 7'9")

#### Bathroom

2.85 x 2.40 (9'4" x 7'10")

#### Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-10) <b>A</b>		
	(11-20) <b>B</b>		
	(21-30) <b>C</b>		
	(31-40) <b>D</b>		
	(41-50) <b>E</b>		
	(51-60) <b>F</b>		
	(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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