



8 Halt Road, St Newlyn East, Newquay, TR8 5LL
£239,950


JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- For sale with no onward chain
- North Coast Village location
- Charming character cottage
- Living/dining room, separate kitchen
- 2 double bedrooms, family bathroom
- Countryside views
- Level lawn rear garden
- On street parking nearby
- Video tour available





The Property

A delightful, non-listed, 2 bedroom period cottage, believed to date from around 1840, conveniently located just a short walk from amenities of the well regarded North Coast village of St Newlyn East with a lovely lawned rear garden and beautiful countryside views.

The accommodation on the ground floor comprises a cosy living room which is naturally lit by its southerly aspect, has open beam ceilings and a feature inglenook fireplace with log burning wood stove, large bay window providing space for a dining table and multiple areas of gorgeous exposed stone. There is an open tread staircase leading to the first floor and open archway with steps down to the kitchen. The kitchen may need updating to most tastes, but is currently equipped with a range of base and eye level white farm house style units and under counter space for utilities. The first floor comprises of two good size bedrooms and a family bathroom. The principle bedroom enjoys stunning countryside views and benefits from beautifully fitted and decorated bespoke wardrobes and overhead storage. The guest bedroom has a window over looking the front elevation and also has bespoke fitted wardrobes and drawers.

To the front there is a small courtyard and to the rear a stone walkway with steps leading to the level lawn garden. To the rear of the garden is space for a small shed or home office and has beautiful countryside views.

In our clients ownership, they have meticulously decorated and updated the property with new electrics, fitted new carpets, new bathroom, new radiators and even acquired the rear garden from a neighbour. All in all this house would suit a variance of buyers and a viewing to appreciate comes highly recommended.







The Location

St Newlyn East, which is less than 9 miles from Truro and just a 15-minute drive from Newquay is one of the few villages in Cornwall that can boast a hive of activity all year round. The village itself offers a primary school (which is within easy walking distance of 8 Halt Road), local spar shop, The Pheasant pub, well-regarded butcher, hair salon, beautiful Church and a village community hall.

The ever-popular coastal town of Newquay lies only six miles away and has recently been named one of the UK's most desirable places to live—and it's easy to see why. Surrounded by miles of sandy beaches with world-class surf, family-friendly rock pools and calm waters ideal for paddle boarding, the area truly offers something for everyone.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Property Information

Tenure: Freehold

Council Authority: Cornwall Council

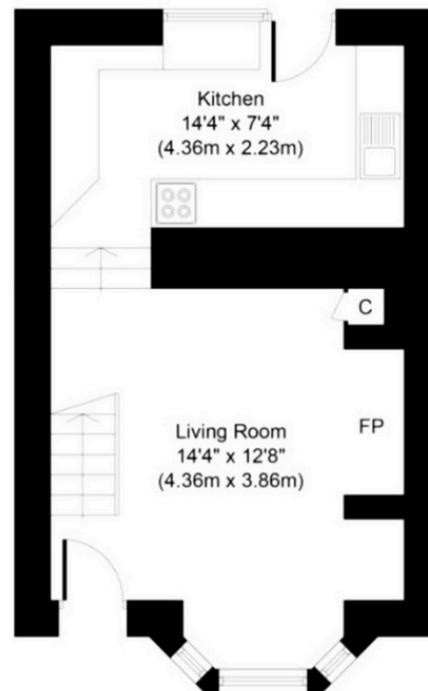
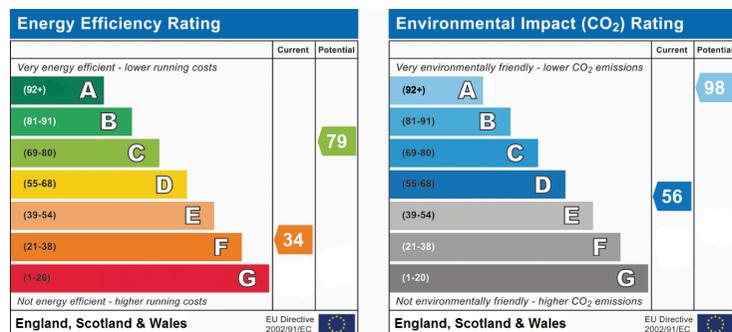
Council Tax Band: A

Services: Mains water, drainage and electricity. Log burner.

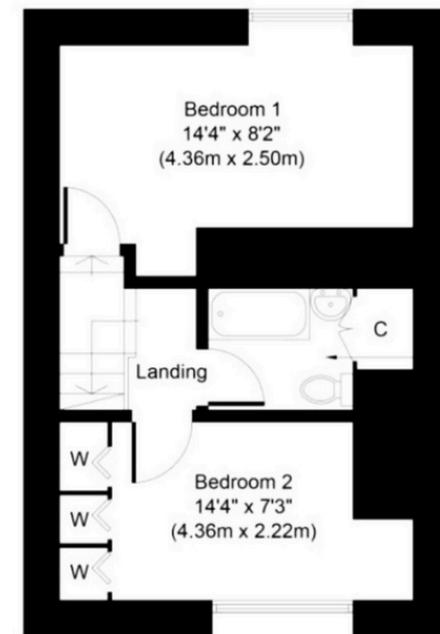
Mobile Signal: Best network – EE and Three all good outdoor.

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Note: There is a right of way to the rear leading to the neighbouring property.



Ground Floor
 Approximate Floor Area
 348 Sq. ft.
 (32.3 Sq. m.)



First Floor
 Approximate Floor Area
 328 Sq. ft.
 (30.5 Sq. m.)

Bathroom
 7'3" x 4'11"
 (2.20m x 1.49m)

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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