



Meadow View Newtown St Martin, TR12 6DP

£475,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Meadow View

- THREE/FOUR BEDROOM, DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- FABULOUS RURAL VIEWS
- PARKING AREA FOR SEVERAL VEHICLES
- LOVELY GARDEN
- HAS BEEN SUCCESSFUL AS A HOLIDAY LET
- FREEHOLD
- COUNCIL TAX D
- EPC E-53

An opportunity to purchase a beautifully presented three/four bedroom detached property in the highly regarded village of Newtown St Martin on The Lizard Peninsula, an area of outstanding natural beauty.

Meadow View, as its name suggests enjoys fabulous rural views over miles of rolling Cornish countryside. Having been successfully used as a holiday let for many years, it is now being sold and its contents may be purchased through separate negotiations. Of course it would also make a fine family home in this lovely village

The accommodation in brief provides on the ground floor an entrance porch, bedroom four/second reception area/utility, lounge with woodburner, a beautifully appointed kitchen/diner, shower room and a conservatory enjoying a lovely rural outlook.

The first floor offers a generous landing/dressing area, a further three bedrooms and a family bathroom.

To the outside at the front there is parking area for several vehicles, behind the garage door there is a storage area, as it has been partially converted and incorporated into the house, whilst at the rear there is a lovely garden, enjoying a super rural outlook.







Newtown St Martin is a lovely rural village with a pub and has a strong community feel. It is close to the magnificent sailing waters of the Helford River. Primary schooling is available in the neighbouring villages of Manaccan and Garras, with comprehensive schooling being available in the coastal village of Mullion. Close by is Gear Farm, with its amazing pasties and vegetable stall. Lovely walks are also available nearby to Tremayne Quay and Frenchman's Creek made famous by Daphne Du Maurier's novel.

The bustling market town of Helston is approximately 8 miles away and has a comprehensive range of facilities with national stores, health centres and leisure centre with indoor swimming pool. A further 10 miles from Helston there is the mainline railway station of Redruth with regular services to London Paddington. Newquay Airport is some 40 miles away with regular flights to London.

THE ACCOMMODATION COMPRISES (dimensions approx)

GLAZED DOOR TO THE ENTRANCE PORCH

ENTRANCE PORCH

With tiling to the floor, a window to the front aspect and a part glazed door to the entrance vestibule.

ENTRANCE VESTIBULE

With a further glazed panel door to the entrance hallway, of good proportions with understairs storage cupboard and doors to a lounge.

LOUNGE 14'1" x 13'4" (4.31 x 4.08)

A lovely space with windows to the rear aspect with views out over the garden and onwards to open countryside. There is a stone fireplace with slate hearth and a woodburner. The room is lit by a number of wall lights and there is a glazed door back to the conservatory.

KITCHEN/DINER 30'10" x 11'0" (narrowing to 9'1") (9.4 x 3.37 (narrowing to 2.79))

A fabulous and generous space with a beautifully appointed pale green kitchen with stone worktops with matching upstands and tile splashbacks that incorporate a Neff touch control ceramic hob, with a black stainless steel hood over. Inset sink with swan neck mixer tap and Quooker instant hot water tap and a further wood worktop preparation area. There is an extensive range of base and drawer units with wall units over, some of which have glass display fronts, built-in appliances include a Neff tilt and slide multi function oven and combination microwave, Neff dishwasher, Neff undercounter fridge and freezer and a stainless steel glass fronted Neff wine cooler. A pull out larder unit, storage cupboard, which houses the Grant oil boiler, tiling to the floor, a window to the side and front aspect. The tiled splashbacks have feature tiles depicting local Cornish scenes. Half glazed door out onto the side aspect. Tiling to the floor and extensive LED feature downlighters. In the dining end of the room glazed doors lead out onto the conservatory.

CONSERVATORY 14'0" x 10'10" (4.29 x 3.31)

A dual aspect room with views out over rolling countryside, tiling to the floor, roof fan and a glazed door leading back to the lounge, also French doors lead out onto the garden.

SHOWER ROOM

Being nicely appointed with tiled walk-in shower cubicle with electric shower over, wash hand basin with shelf above with mirror and shaver socket over. Concealed cistern w.c., feature shelving, obscure window to the side aspect, extractor and an attractive tiling to the floor and part wood panelling to the wall.

BEDROOM FOUR/UTILITY AREA/SECOND RECEPTION ROOM 13'5" x 10'2" (4.1 x 3.1)

With wood effect worktop with one and half bowl sink drainer unit with tiled splashbacks, feature tiles depicting local Cornish scenes, a mixture of base and drawer units under and part tiling to the wall and space and plumbing for a washing machine.

From the hallway, stairs rise to the first floor landing/dressing area.

FIRST FLOOR LANDING/DRESSING AREA

A generous space with sky light that enjoys a view over open countryside. There is extensive storage, to include cupboards and bespoke drawer area with doors to bedroom one.

BEDROOM ONE 9'1" x 9'0" (2.79 x 2.76)

With built-in wardrobes and a window to the rear aspect enjoying fabulous views over miles of rolling Cornish countryside.

BEDROOM TWO 10'3" x 9'0" (3.14 x 2.75)

With a window to the side aspect.

BEDROOM THREE 11'7" x 9'0" (3.55 x 2.76)

With a window to the front aspect, enjoying a rural outlook. Loft hatch to roof space and an opening to dressing area.

DRESSING AREA 5'11" x 5'6" (1.81 x 1.70)

With a window to the front aspect, again enjoying the lovely rural outlook.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles, enclosed by mature hedging, a lawned area and a garage door that leads to a storage area.

STORAGE AREA 9'8" x 6'7" (2.95 x 2.01)

A useful space with up and over door, power and light (the majority of the garage has been incorporated into the main house). Gated pedestrian access leads down the side of the property where there is an outside tap and a lawned area, which leads to the rear garden.





REAR GARDEN

A lovely space, enclosed by block built walls and mature hedging. There is a lawned area which wraps itself around the side and the rear and from many points a fabulous view is enjoyed over miles of rolling Cornish countryside. There is a raised planter with mature shrubs.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating with many of the rooms having individual thermostats.

DIRECTIONS

From Helston take the A3083 towards The Lizard. Go past the Royal Naval Air Station Culdrose and at this roundabout take the B3293, which is on the left hand side. Proceed to the next roundabout and take the right hand turning to St. Keverne. Follow this road for a couple of miles, passing the Trelowarren Lodges on your left hand side and take the next left, signposted Manaccan and Newtown. Proceed on this road until you come to the village of Newtown St. Martin. At the T junction turn right, sign posted Manaccan and the property will be found after a short distance on the left hand side.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

COUNCIL TAX

Council Tax Band D.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

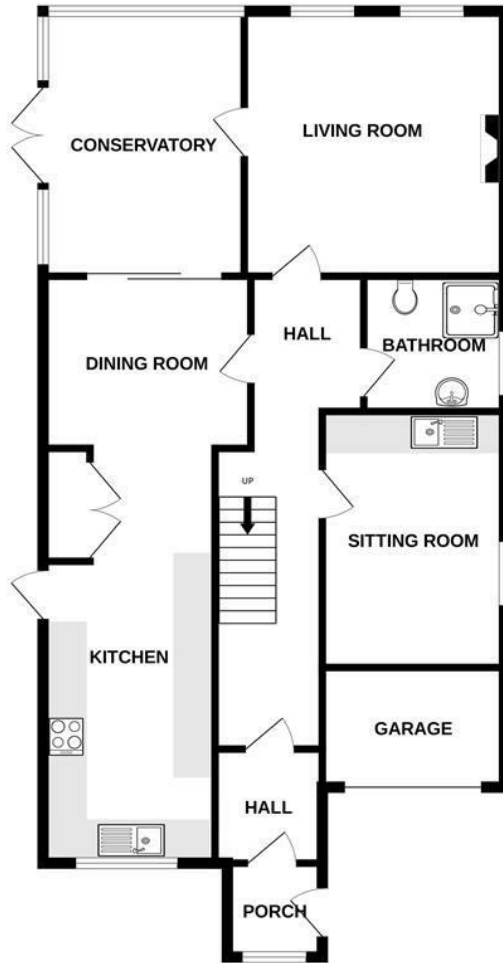
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

25th July 2025



GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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