

Sycamore Cottage, The Square, St Columb Minor, TR7 3HB



GRADE 2 LISTED STONE BUILT COTTAGE | STUNNING MATURE REAR GARDEN | Refurbished 4 bedroom stone cottage in 'The Square', a lovely spot at the bottom of St Columb Minor with a stunning rear garden presented to a high standard throughout.

- Stunning stone built grade 2 listed property
- Immaculate condition throughout with period features
- Lounge with log burner and parquet flooring
- Off road parking space
- Gas central heating and a mixture of double and single glazing
- Large mature rear garden with storage and summerhouse

Price £450,000 Freehold

Located in the village of St. Coulmb minor just a stones throw from the village pub, the cottage sits in the heart of the lower St Columb conservation area. The quiet location offers a great family home with easy access to Newquay's stunning beaches as well as all of the amenities that the new Nansledan development has to offer being just a 10 minute walk up the road.

Upon entering the cottage, you enter into the lounge/diner which has kept it's character with exposed beams, stone walls, parquet flooring and fireplace. This leads through to the kitchen that has a range of shaker style kitchen units under a solid woodblock worktop with a Belfast sink retaining the character of the building. There are integral appliances as well as a 7 burner range style cooker with a characterful earth fired metro tile surround. This leads through to the utility room, downstairs WC and the stable door providing access to the rear garden.

To the first floor are 2 double and 2 single bedrooms with the double bedrooms enjoying some features from the fireplaces below. There is also a family bathroom which has been completely renovated with contrasting marble effect tiles to the floor and walls, a glass fronted shower, free standing bath and basin with a shaker style vanity unit under.

The mature rear garden is a true feature of the house, with a lower path to the back of the house raising to a large lawned garden surrounded by beautiful trees and hedging moving back to a private decked area with summer house and additional storage/workshop. The path directly to the rear of the house provides right of way access for the terrace.

LIVING ROOM
13'1" x 23'9" (4.01 x 7.24)

KITCHEN
10'1" x 10'6" (3.09 x 3.22)

UTILITY ROOM
5'9" x 9'5" (1.77 x 2.88)

WC
3'5" x 4'4" (1.05 x 1.33)

BEDROOM 1
13'9" x 11'2" (4.21 x 3.42)

BEDROOM 2
13'10" x 9'8" (4.23 x 2.95)

BEDROOM 3
5'9" x 13'6" (1.77 x 4.12)

BEDROOM 4
10'5" x 5'1" (3.20 x 1.57)

BATHROOM
9'11" x 4'9" (3.04 x 1.46)

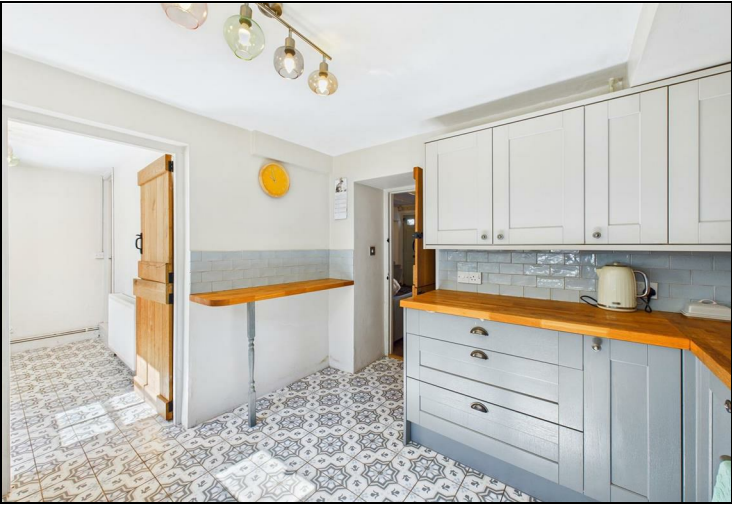
TENURE
Freehold

SERVICES
All Mains

COUNCIL TAX
Band D

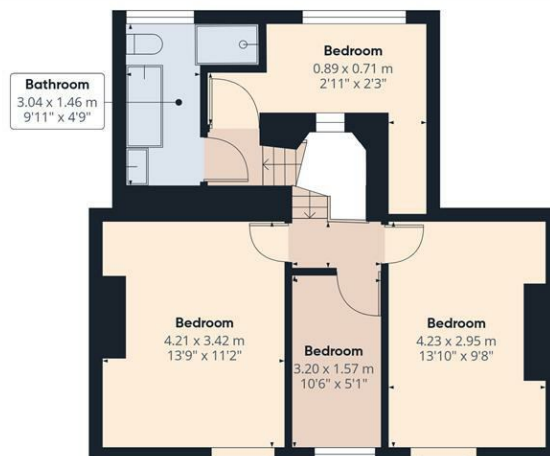
EPC
The property is Grade 2 listed and therefore EPC exempt.







Floor 0



Floor 1



Approximate total area⁽¹⁾
97.4 m²
1048 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk