



**CLIVEPEARCE**  
Now you're moving

6 Bedrooms

House - Semi-Detached

Asking Price

£975,000

Located in

Newquay



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



Newquay | Cornwall | TR8 5AT



An elegant four bedroom Grade II Listed double fronted historic character farmhouse with an impressive level enclosed garden, gated driveway parking and a detached garage / workshop AND A TWO BEDROOM COTTAGE WITH GARDEN in a popular central village location ideally situated within easy reach of Newquay and Truro.



£975,000 Freehold



- Historic Georgian farmhouse
- Plus two bedroom cottage & garden
- Enclosed sunny gardens
- Dating from 1821
- Oil fired central heating
- Grade II Listed
- Flexible accommodation
- Popular village location
- Home with income potential
- Driveway parking and garage



## Council Tax Band E

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Truro

Cornwall

TR1 2LS



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