



Trevarren Hey



A30(T) Highgate Hill Junction 1 mile St
Columb Railway Station ½ mile Indian
Queens 1 mile St Columb Major 2.5 miles
Newquay 6 miles

Beautifully presented attached & spacious period house with multiple parking, front & rear gardens. Picturesque hamlet. Porch, kitchen/dining room, utility, living room, shower room, bathroom, 3 good bedrooms. Summerhouse. EPC Rating: D

- Good Location
- 28'8 Long Kitchen & Dining Room
- Utility Room & Shower Room
- Living Room
- 3 Bedrooms & Bathroom
- Front & Rear Gardens
- Multiple Parking
- Summerhouse
- Freehold
- Council Tax Band B

Guide Price £375,000

SITUATION

Although well situated in the quiet hamlet of Trevarren, being in a cluster development of properties off a no-through road, Trevarren Hey is well situated to access surrounding villages, Newquay, the A30(T) with a junction only about a mile away, the railway station on the Newquay branch line at St Columb about ½ mile to the south which links to the Paddington main line at Par and the centre of Newquay.

The nearby villages of St Columb, Fraddon, Indian Queens and St Columb Major offer a wide variety of everyday local facilities and amenities supplemented further by Kingsley Village at Fraddon where there is a Next, Boots, Mountain Warehouse, M & S, MacDonalds, TK Maxx and Starbucks.

There are footpath walks in the area and the renowned surfing beaches of Crantock, Newquay town beaches, Watergate Bay, Porthcothan, Trevarren Bay and so forth are accessible on the north coast.

TREVARREN HEY

The approach to Trevarren Hey is over a private no-through concreted access lane which is owned by Trevarren Hey up to the property with adjacent parking area for three vehicles, subject to rights of way for neighbours within the cul-de-sac.

Trevarren Hey, which enjoys a south-west facing aspect, is delightfully presented to the market and offers spacious and well laid out accommodation.

The front door opens to an Entrance Hall with tiled wood effect floor and coat hooks and from which a quarter-pane glazed door leads through to an impressive Kitchen and Dining Room of some 28'8 in length. The Kitchen, with tiled wood effect floor, offers an extensive range of base and eye level modern Shaker style kitchen units with worktops and including single drainer sink unit with vegetable bowl with mixer tap, integral dishwasher, inset fan assisted oven and grill with four electric rings and extractor hood over, Duetto Heritage oil-fired cooker with two hotplate rings and with two ovens and space for American style refrigerator freezer.

From the Dining Area there are sliding doors to outside stone chipped seating areas at the rear of the house and a door which leads through to the Living Room.

Adjacent to the Kitchen as a useful Utility Room with Belfast Sink, worktop surface with plumbing and space for washing machine under, door to the

outside, concertina louvre doors to the hot water tank (new 2025) cupboard and door to Shower Room with walk-in shower with rainshower and hand-held shower, modern vanity washbasin and wc.

The Living Room is a fine well-proportioned light and spacious room with a feature fireplace with timber surround and mantle and raised slate hearth, ceiling timbers, glazed doors to the front and enclosed stairs to the first floor.

On the first floor is a Landing with doors off to three good Bedrooms, all with fitted or built-in wardrobes and storage, and a fully tiled Family Bathroom with twin side loading spa bath with multiple jets, walk-in shower cubicle with rainshower, modern vanity washbasin, wc and full height towel radiator.

OUTSIDE

Immediately to the front of the house is a lawn garden with shrub and flower borders, and to the rear is a fence enclosed garden with lower level seating areas, higher level lawn and further gravelled seating areas as well as steps which lead up to a timber and bitumen felt detached Summerhouse with outside decked seating area, power and electricity connected.

From the garden there is a pedestrian gate which provides access to a pair of additional dedicated car parking spaces.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

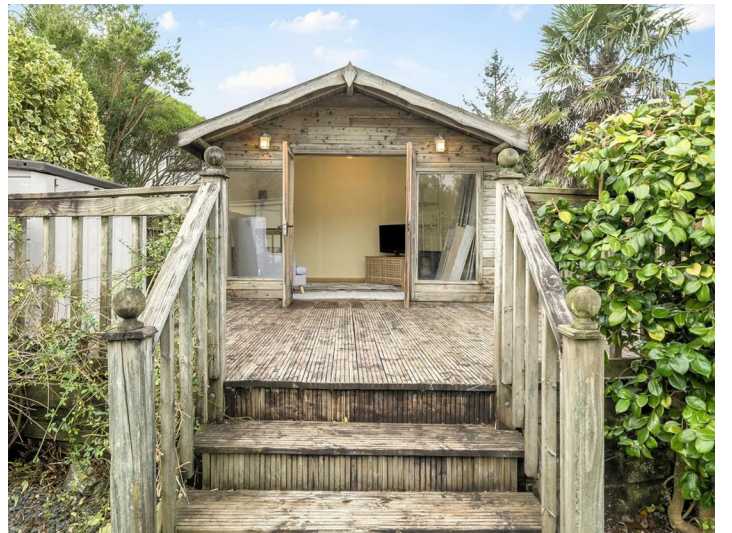
SERVICES

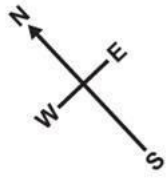
Mains water, electricity and drainage connected. Oil-fired central heating via Duetto Heritage Range Cooker (overhauled and upgraded with new boiler in 2025) serving domestic hot water and central heating. Double-glazed.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: EE and Three variable indoors and EE, 02, Three and Vodafone good outdoors (Ofcom).

DIRECTIONS

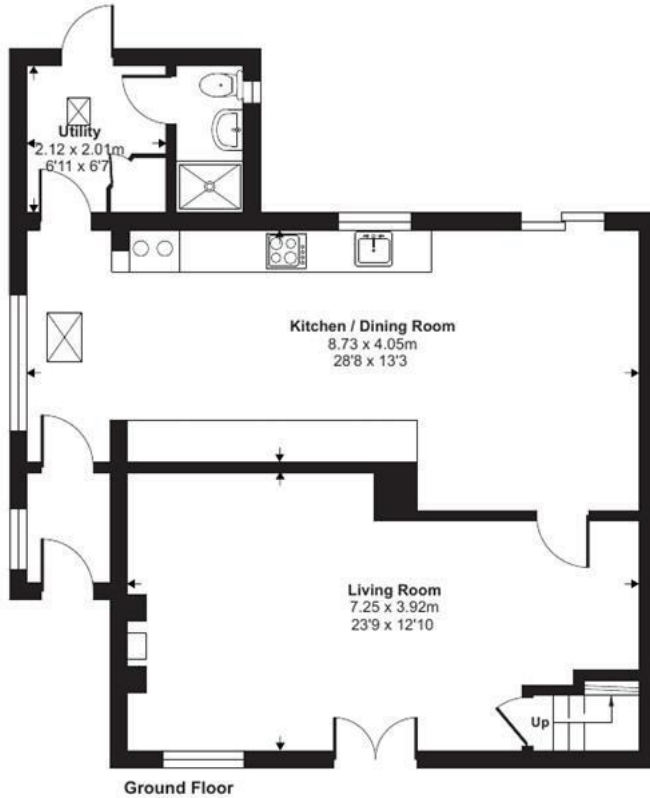
From Highgate Hill on the A30 (T), take the A39 towards Newquay. Drive down the dual carriageway and at the roundabout take the 4th exit signposted towards Blackcross and Trevarren. Drive for about 300 yards and turn right (unsignposted) just before Pendorgal. Drive up the hill for about 100 yards, follow the road around to the left and the entrance to Trevarren Hey will then be seen on the left-hand side.



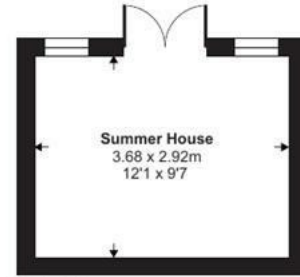


Denotes restricted head height

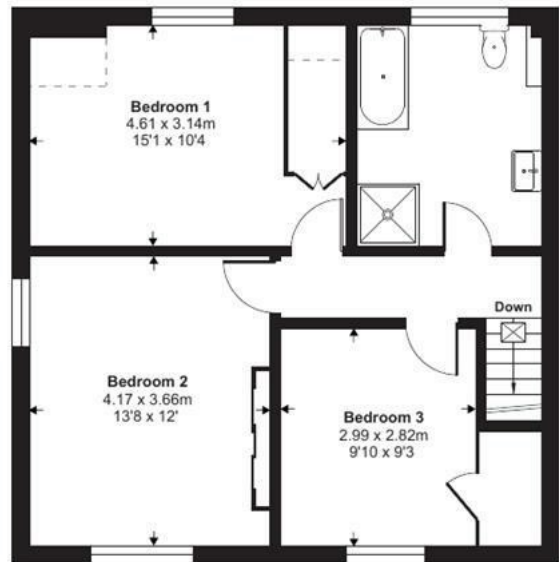
Approximate Area = 1340 sq ft / 124.4 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 116 sq ft / 10.7 sq m
 Total = 1473 sq ft / 136.6 sq m
 For identification only - Not to scale



Ground Floor



Outbuilding



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2026. Produced for Stags. REF: 1437449

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>(Not a target - highest - lower running costs)</small>			
(92-100) A			
(81-91) B			81
(69-80) C			
(55-68) D		65	
(49-54) E			
(35-48) F			
(2-34) G			
<small>(Not energy efficient - higher running costs)</small>			
England & Wales		EU Directive 2002/91/EC	

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