

Park Road, Newlyn, TR18 5DZ

Guide Price £300,000

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Welcome to Your Escape to the Coast

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Situated on a popular residential street in Newlyn, this charming two-bedroom period home enjoys an elevated position, affording far reaching sea views that stretch across the harbour and Mounts Bay. Internally, the accommodation is presented to a very high standard, and in addition to the bedrooms briefly comprises an entrance hall, large open plan lounge/ diner, kitchen, utility room, family bathroom, and a bonus attic space. With Newlyn's harbour, independent shops, galleries, cafés and coastal scenery close at hand, and benefiting from an enclosed courtyard garden, double glazing, and gas central heating – what more could you ask for?











The Property
Behind its traditional stone frontage, the property opens into an entrance hallway before leading through to an impressive open-plan living and dining space. Generous in proportion and filled with natural light, this sociable room provides plenty of space for both comfortable seating and a dining area, with a feature fireplace creating an attractive focal point within the sitting room. From the dining area, double doors open directly onto the enclosed rear courtyard, creating a convenient space for alfresco dining. To the rear is the kitchen, with a useful adjoining utility area providing additional practicality and storage.

Upstairs, the accommodation continues with two well-proportioned bedrooms. The principal bedroom is particularly impressive, enjoying a bright dual-window position and a lovely outlook towards the harbour and sea – we could sit looking out this window for hours! The second bedroom is also a comfortable double, making the property equally suited to couples, families, those looking for a guest room or buyers wanting space to work from home.

Completing the first floor is an unusually generous bathroom, featuring a freestanding bath alongside a separate shower enclosure, WC and pedestal wash basin.

Accessed via a loft ladder, the loft room is exceptionally spacious and offers exciting potential for a variety of uses. A Velux window floods the space with natural light while framing truly spectacular far-reaching views towards the sea, making this a particularly impressive and versatile addition to the home.

Outside the courtyard garden is enclosed, and is a sheltered spot for sitting out, storage or perhaps introducing pots and planting to create a colourful and low-maintenance retreat.

Extending to approximately 838 sq ft, the property combines the character of a traditional Cornish home with a spacious and practical layout. This is an appealing opportunity for anyone looking to make the most of life in one of West Cornwall’s best-known coastal communities.

Room Measurements
Porch
Hallway
Lounge / Dining Room – 6.02m x 3.81m (19'9" x 12'6")
Kitchen – 2.49m x 2.31m (8'2" x 7'7")
Utility Room – 2.29m x 1.68m (7'6" x 5'6")
First Floor Landing





Bedroom 1 – 4.70m x 3.28m (15'5" x 10'9")
Bedroom 2
Family Bathroom – 4.17m x 2.06m (13'8" x 6'9")
Loft Room – 4.22m x 3.86m (13'10" x 12'8")

The Location
Newlyn is a highly desirable coastal town, with stunning scenery and fresh seafood straight off the boats at the legendary fish market. There's a thriving art and culture scene in Newlyn, with numerous galleries and festivals throughout the year. The town also hosts a range of local events, including the famous Newlyn Fish Festival and Newlyn Arts Festival. Outdoor enthusiasts will love the opportunities for hiking, cycling, and other activities, thanks to the beautiful countryside surrounding Newlyn. And for those looking to explore further afield, the town is conveniently located near other popular destinations in Cornwall, such as St. Ives, Penzance, and Land's End. Overall, Newlyn offers a unique blend of coastal living, local produce, art and culture, and outdoor activities. It's a fantastic place to call home.

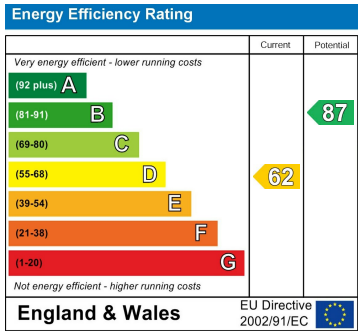
Useful Information
Council tax band: B

Tenure: Freehold
Property type: House
Property construction: Original house is believed to be stone
Electricity supply: Mains electricity
Solar Panels: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: EE good outdoor, variable in home. O2, Three, Vodafone good outdoor (source ofcom)
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Energy Performance rating: D62


THE NIGHTINGALE
Kristin Hannah
A True Friend







DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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