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## 2 Fairview Terrace, Newquay TR7 1RJ

**£350,000**

A LARGE SIX BEDROOM PERIOD TOWN HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF NEWQUAY TOWN CENTRE, MANY BEACHES AND SCHOOLS. THIS PROPERTY OFFERS SPACE, FLEXIBILITY AND HUGE POTENTIAL

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 3 / BEDROOMS: 6 / BATHROOMS: 5

### FEATURES:

- EXCEPTIONALLY SPACIOUS PERIOD TOWN HOUSE
- FLEXIBLE ACCOMMODATION
- HUGE POTENTIAL
- EASY WALKING DISTANCE TO THE TOWN CENTRE, MANY BEACHES AND SCHOOLS
- IN NEED OF SOME MODERNISATION
- LOTS OF CHARACTER, CHARM AND ORIGINAL FEATURES
- OPEN FIRE IN LIVING AREA

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#### DESCRIPTION:

Welcome to Number Two Fairview Terrace, a large, prominently positioned, centrally located town house offering spacious, flexible accommodation, it's located just a few minutes walk to Newquay town centre and Great Western Beach. Newquay is a vibrant town with an array of shops, cafes, bars and restaurants with something to suit all tastes. Naturally, the beaches and coastline are the main attraction with something for everyone whether it be surfing at the world famous Fistral Beach or wild swimming in The River Gannel. Newquay has a good choice of surf hire centres and superb facilities and instructors for every Watersport. The nearest convenience store is located just a couple of minutes walk away.

This property has been lived in by the same owners for around twenty years, originally run as a guest house, it is now fully residential offering huge potential.

Step into this generously proportioned home through an inviting hallway featuring stairs to the first floor and a useful under-stairs storage area. This property offers flexible accommodation with plenty of character and original features.

To the left of the hallway is a bright and spacious dual-aspect lounge diner, complete with a bay window to the front and a charming open fire. This welcoming open-plan space flows seamlessly into the dining area, which leads to a series of practical rooms at the rear, including a store room, a dedicated study, and a shower room.

On the opposite side of the hall is a generously sized ground floor double bedroom, featuring a bay window to the front and its own en suite shower room—ideal for guests or multigenerational living.

At the rear of the property is a functional kitchen, currently offering a basic range of units with space for a range-style oven, fridge freezer, and washing machine. The kitchen provides access to the rear courtyard.

Upstairs, you will find five further bedrooms—four doubles and one single. The main bedroom has a bay window to the front, while two of the double bedrooms benefit from their own en suite shower rooms. A separate WC and a family shower room are also located off the landing.

Additional features include gas central heating, a large loft space accessible from the landing and a rear courtyard with the opportunity to create off-street parking, subject to planning approval.

In summary, this substantial property offers huge flexibility and potential, making it ideal for growing families, multi-generational households, or those seeking space to work from home. While it benefits from ample space and a great layout, the home is in need of some general modernisation, offering a fantastic opportunity to put your own stamp on a unique property close to the town, beaches and major schools.

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Lounge Diner  
8.61m x 3.78m (28'3 x 12'5)

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Kitchen  
3.68m x 2.44m (12'1 x 8'0)

.

Bedroom 1 Ground Floor  
3.91m x 3.51m (12'10 x 11'6)

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Store Room  
3.53m x 3.00m (11'7 x 9'10)

.

Study  
3.20m x 2.44m (10'6 x 8'0)

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Bedroom  
3.10m x 2.77m (10'2 x 9'1)

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Bedroom  
3.00m x 2.69m (9'10 x 8'10)

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Bedroom  
4.83m x 3.23m (15'10 x 10'7)

.

Bedroom  
2.82m x 2.44m (9'3 x 8'0)

Bedroom  
3.35m x 2.69m (11'0 x 8'10)

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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



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	(92-100) <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	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(02-10) <b>A</b>		
	(11-20) <b>B</b>		
	(21-30) <b>C</b>		
	(31-40) <b>D</b>		
	(41-50) <b>E</b>		
	(51-60) <b>F</b>		
	(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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