



18, West Road, Newquay, TR8 4LD

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Situated in the highly sought after village of Quintrell Downs on the outskirts of Newquay, this substantial and beautifully extended four bedroom semi-detached cottage offers versatile family living, generous internal space, a detached garage with annexe, and exciting future potential. The property further benefits from outline planning permission granted by Cornwall Council (Planning Ref: PA25/04651), presenting an excellent opportunity for further development or enhancement. Early viewing is highly recommended.

Guide Price £575,000 Freehold

Key Features

- Extended semi-detached cottage
- Multiple reception rooms including study
- Spacious kitchen/dining room
- Detached garage with annexe
- Outline planning permission granted (PA25/04651)
- Ideal for multi-generational living
- Sought after village location
- Early viewing highly recommended

Location

Quintrell Downs is a highly desirable village on the outskirts of Newquay, offering a peaceful residential setting while remaining within easy reach of the town's famous beaches, schools, shops, and leisure facilities. The village itself benefits from a range of local amenities including a convenience store, public house, primary school, and its own railway station on the Newquay Par line, providing convenient transport links across Cornwall. Newquay Airport is also just a short drive away, making this an ideal location for both permanent living and second home ownership.





The Property

The ground floor provides a flexible and spacious layout ideal for modern family life. A large open-plan kitchen/dining room forms the heart of the home, offering ample space for entertaining and everyday living. Multiple reception rooms include a cosy living room, an additional family room, and a separate study perfect for home working or hobbies. Practical additions such as a utility area, ground floor WC, and storage further enhance functionality.

Upstairs, the first floor hosts four well proportioned bedrooms. The principal bedroom is particularly generous, while the remaining bedrooms provide comfortable accommodation for family members or guests. A family bathroom serves the floor, complemented by additional storage.

Garage / Annexe

A standout feature of this property is the detached garage with adjoining annexe accommodation. The annexe offers excellent potential for multi-generational living, guest accommodation, a home office, or income generation (subject to any necessary consents).

Externally

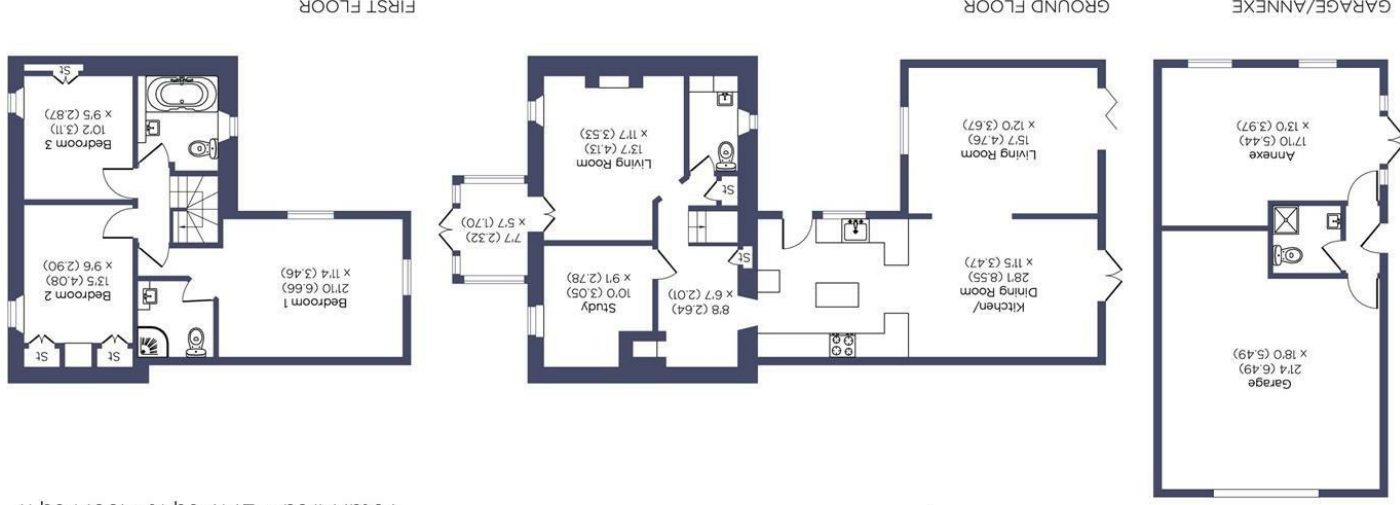
The property enjoys a pleasant setting within Quintrell Downs, with easy access to local amenities, schools, transport links, and the nearby coastal attractions of Newquay. The plot provides parking and outdoor space suitable for family use and entertaining.

Planning Permission

Outline planning permission has been granted by Cornwall Council under reference PA25/04651, offering significant scope for future development and adding considerable long-term value.



West Road, Quintrell Downs, Newquay, TR8
Approximate Area = 1521 sq ft / 141.3 sq m
Garage/Annexe Area = 626 sq ft / 58.1 sq m
Total Area = 2147 sq ft - 199.4 sq m



Energy Efficiency Rating	
Current	Potential
65	75
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (81-91)	
B (69-80)	
C (55-68)	
D (39-54)	
E (21-38)	
F (1-20)	
G (1-20)	
Not energy efficient - higher running costs	

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