



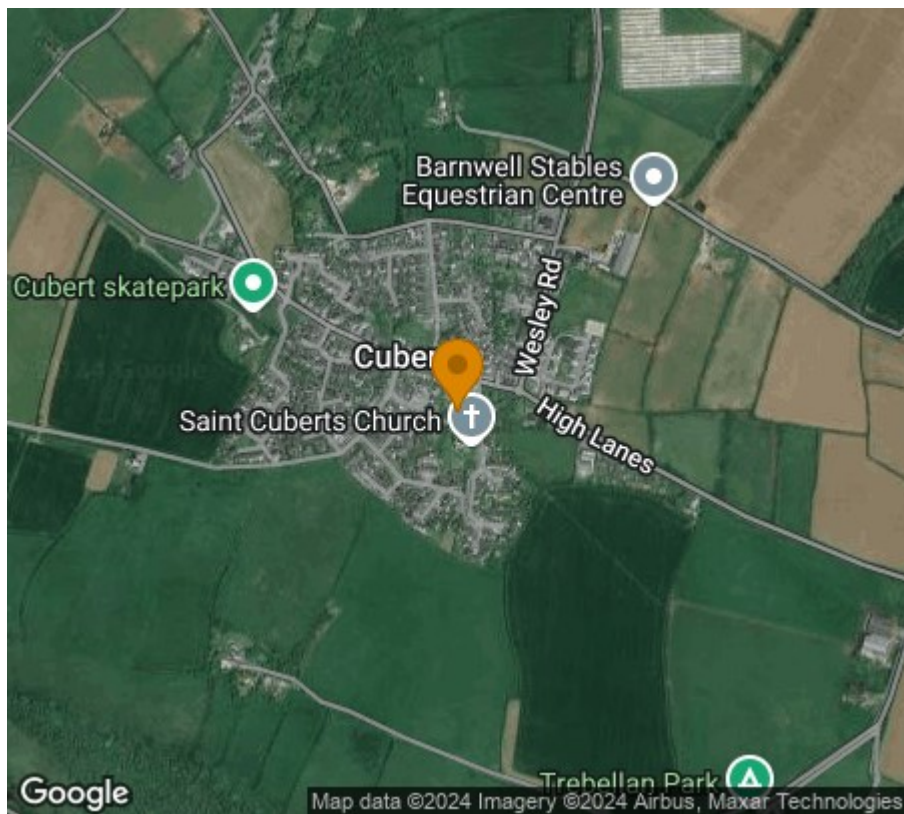
Bowjy Cottage, Cubert, Newquay, TR8 5EZ

Nestled within the idyllic setting of Cubert's church square, this well maintained two-bedroom detached cottage is available for the first time in over 15 years and has been ran as a succesful holiday let during that period.

Guide Price £325,000 Freehold

Key Features

- CHAIN FREE
- Two double bedrooms
- Parking for up to 5 cars
- Successful holiday let
- Garage storage
- Detached cottage
- Village church square setting
- LPG fired central heating
- Enclosed rear and side garden
- Full of character and traditional features





The Property

Welcoming you with an entrance porch, into the living space you are greeted by a painted exposed stone wall and a beamed ceiling. A delightful cottage-style fitted kitchen with wood worktops, freestanding electric double oven, an undercounter dishwasher and fridge freezer, as well as a stainless steel sink unit with mixer tap and drainer that over looks the garden along with space for a dining table. A separate utility and the main bathroom complete the downstairs while upstairs, there are the two double bedrooms both with space for storage and the second bedroom provides loft access. A side hallway allows access into the garden.

Externally

Adding to its appeal, the property boasts an attached garage that has been converted to allow space for the utility room, accompanied by driveway parking for up to two cars. A quaint enclosed rear garden with a charming patio area provides a serene retreat. There is potential to extend, with opportunities both above the garage and to the side, pending necessary permissions and consents.

To the side of the property there is a gate allowing access for further parking on the gravelled area that is also occupied by an impressive mature sycamore tree. To the rear a further gravelled patio area that leads to a lawn with mature, well established borders.

Location

Cubert offers the charm of a quintessential village lifestyle while enjoying proximity to the breathtaking North Cornish coast, with the renowned shores of Holywell Bay nearby. Access to further beaches such as the local favourite Polly Joke or the very popular Crantock beach are a short car journey away. The village boasts it's own Nursery and Primary school as well as a village store/post office and the highly reviewed fish and chip shop.

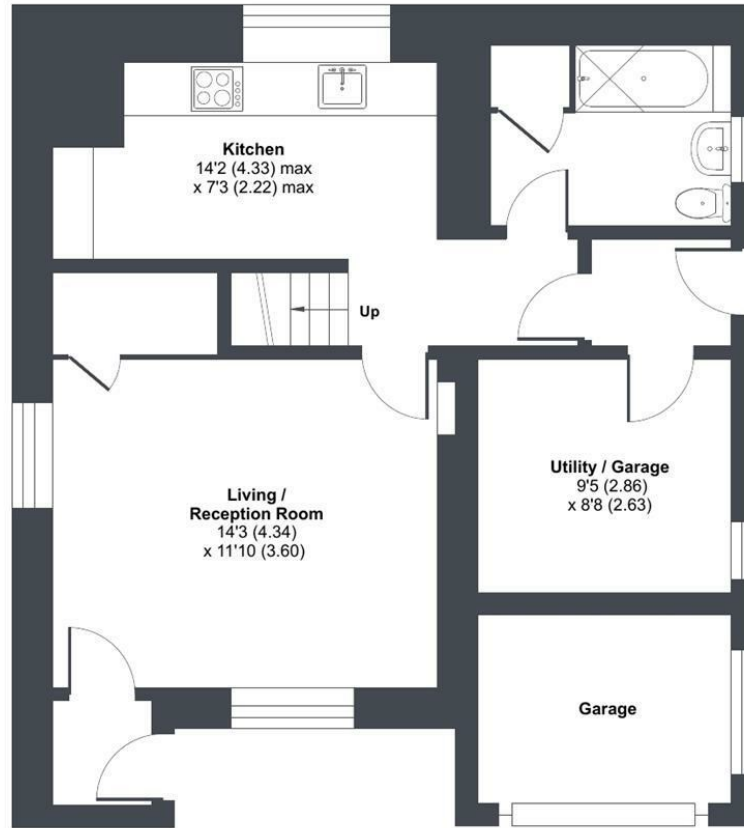
The town of Newquay is approximately three miles distance from the property and benefits from a range of shopping, schooling and banking facilities, as well as an array of fashionable bars, restaurants and nightclubs. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is a bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.



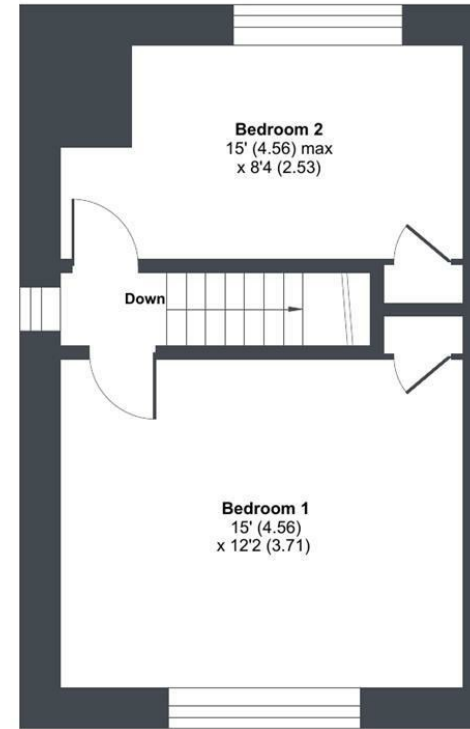
Cubert, Newquay, TR8

Approximate Area = 930 sq ft / 86.3 sq m (exclude garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Ball Agencies. REF: 1126229

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

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