



Trackside, Newquay Road, Newquay, TR9 6PY

**david ball**  
Agencies

This exceptional and rare property, ideally located in the heart of Mid Cornwall, offers limitless business potential within a thriving commercial area. Adding to its appeal is a detached four-bedroom residential home, thoughtfully positioned to ensure privacy while remaining within the same grounds. The property features a private driveway and low-maintenance landscaped gardens, making it an attractive and practical choice for both business and living. Early viewing is highly recommended to appreciate all this unique property has to offer.

## Offers In The Region Of £699,950 Freehold

### Key Features

- Unique Opportunity to Acquire Commerical/Residential Property
- Easy Access to the A30 & Beyond
- Ample Off Road Parking Both Commercially & Residentially
- Four Bedroom Owners/Letting Accommodation
- Perfect Mid Cornwall Trading Location
- Modern Commercial Unit with 2259 Sq Ft of Usable Space
- Suitable For An Array Of Commercial Trading Venture
- Early Viewing is Highly Recommended

### Trackside

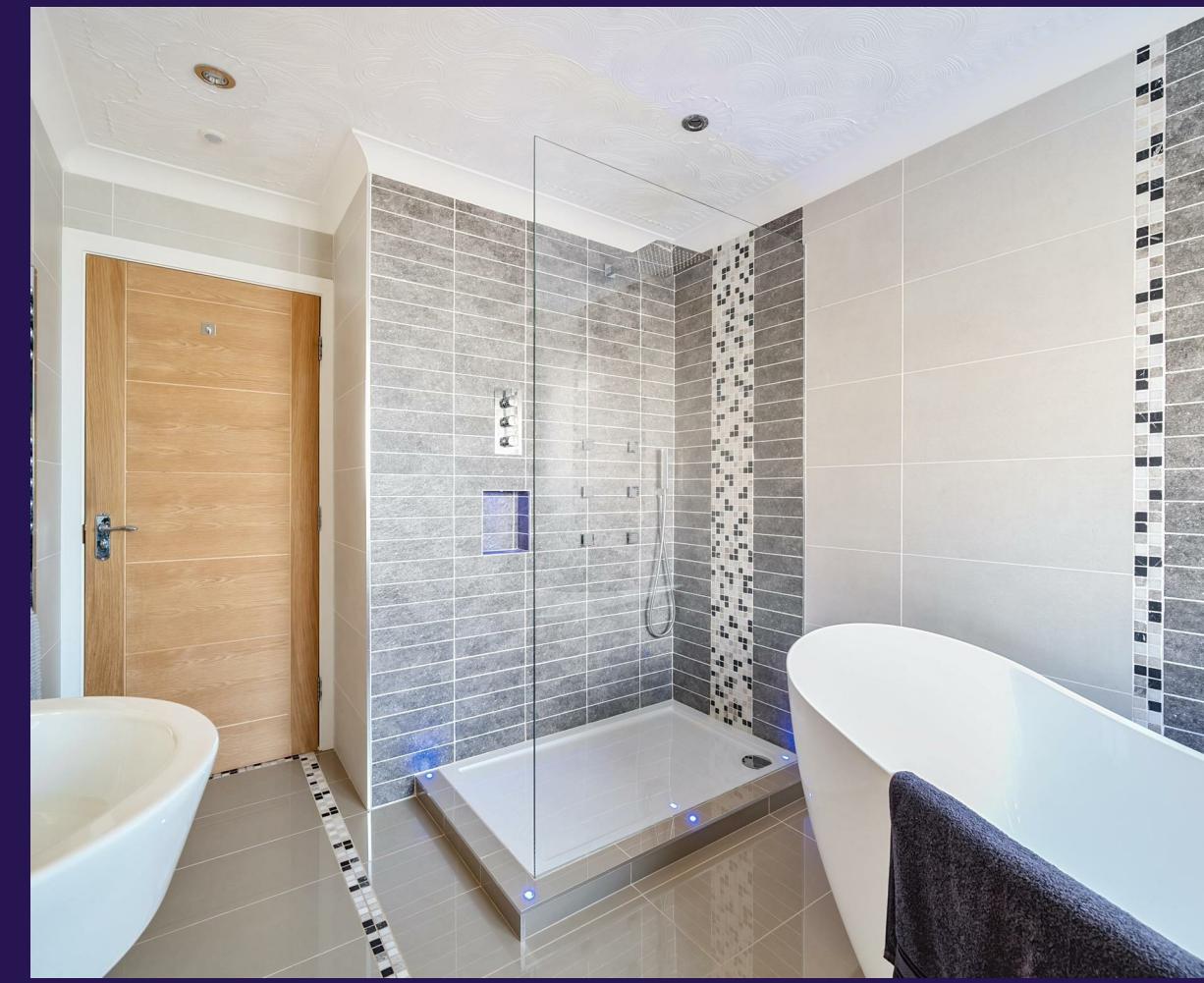
Trackside presents a rare opportunity to acquire a self-contained commercial property and a residential dwelling, ideally located in the heart of Mid Cornwall. With convenient access to the entire county via the A30, this property offers exceptional versatility and potential.

The site, originally constructed and historically operated as a successful glazing company, features a fully insulated workshop suited to a wide range of business ventures. Possible uses include a car garage/MOT testing station, shipping warehouse or storage facility, indoor play area or playgroup, dentist, doctor's office, or a food outlet, all subject to the necessary planning permissions or building consents. The commercial building boasts a spacious 2,259 square feet of trading/production area, a reception, office space, two WCs, and allocated off-street parking.

The separate owner's accommodation is thoughtfully designed for comfort and relaxation, offering a modern interior. This includes a lounge/dining room, a well-appointed kitchen with a separate utility room, and a conservatory/second living space. The residence comprises four bedrooms, including a master suite with an en-suite bathroom and a private balcony.

Early viewing is highly recommended to fully appreciate the potential and versatility of this exceptional property, where there are endless possibilities.

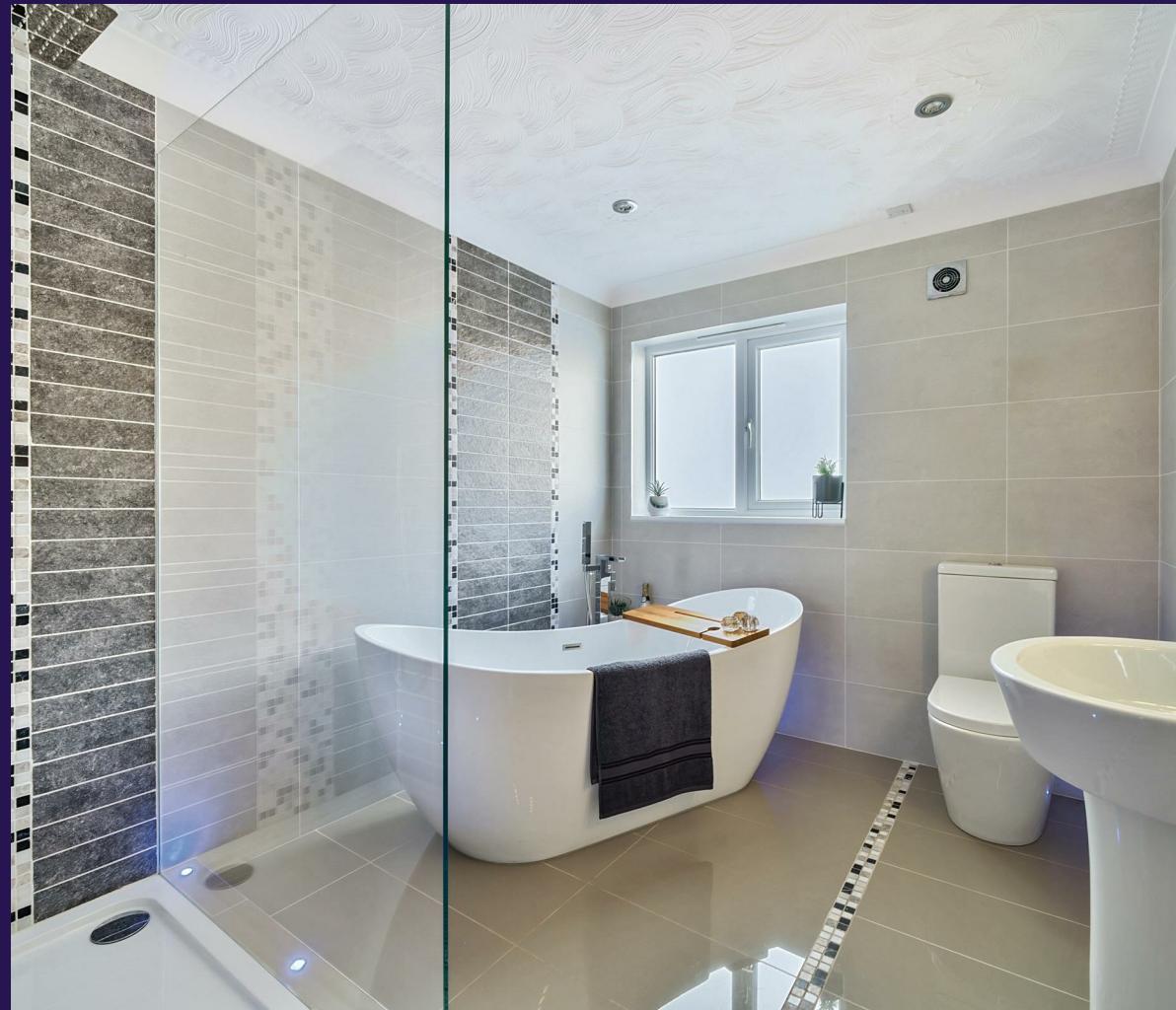
### Location





Situated in the village of St Columb Road, this property benefits from a range of local amenities, including a Co-op supermarket, a primary school, and a branch line railway station connecting Newquay to Par. Just 1.5 miles away is the popular Kingsley Village retail park, which features a variety of stores such as Next, Marks & Spencer, Boots, and Mountain Warehouse, alongside Starbucks, restaurants, and a petrol station.

The location is highly convenient, providing easy access to nearby towns such as Newquay, St Austell, and Truro, with the A30 just minutes away. The neighboring areas of St Columb, Indian Queens, and St Columb Road are also within close proximity. Newquay, located approximately 7 miles away, offers a broader selection of shops and schools, along with its historic fishing harbour and some of Europe's most stunning coastline. Public transport links include buses and trains to surrounding areas, while Newquay Airport is just a 7-mile drive, adding to the convenience of this excellent location.





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EU Directive 2002/91/EC	Wales energy efficiency	Description
59	D (yellow)	59 (61-56) - fairly energy efficient - lower running costs
60-68	C (green)	60-68 (69-60) - good energy efficiency - lower running costs
69-74	B (light blue)	69-74 (75-69) - very good energy efficiency - lowest running costs
75-80	C (green)	75-80 (81-75) - good energy efficiency - lower running costs
81-86	D (yellow)	81-86 (95-81) - fairly energy efficient - lower running costs
87-91	E (orange)	87-91 (96-87) - less energy efficient - higher running costs
92-96	F (red)	92-96 (121-92) - very less energy efficient - highest running costs
97-100	G (blue)	97-100 (120-97) - least energy efficient - highest running costs

**BUILDING - GROUND FLOOR**

**Reception Room**  
20'2" (6'15") x 7'11" (24'11")

**Office**  
11'4" (3'45") x 10'10" (3'30")  
Up

**Warehouse**  
51'2" (15'60") x 15'6" (14'49) max

1. Identification only - Not to scale

Total = 4539 sq ft / 421.7 sq m

approximate Area = 1991 sq ft / 184.9 sq m  
Outbuilding = 2259 sq ft / 209.9 sq m  
Garage = 289 sq ft / 26.9 sq m

Newquay Road, St. Columb Road, St. Columb, TR9

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**GROUNDFLOOR**

Produced for David Ball Agencies, Ref: 1224940  
Incorporating International Property Measurement Standards (IPM)  
Floor plan produced in accordance with RICS Property Measurement Standards

Garage x 18.8 (5.69) max  
20.5 (6.22) max

Bedroom 3 x 8.1 (2.46)  
11.7 (3.54)

Kitchen x 11.1 (3.35)  
11.7 (3.54)

Dining Room x 9.9 (2.97)  
11.7 (3.54)

Breakfast Room x 11.7 (3.54)  
11.7 (3.54)

Utility x 11.7 (3.54)  
4.1 (1.25)

Conservatory x 14.1 (4.29) into bay  
21.9 (6.63) max

Bedroom 2 x 11.7 (3.54)  
7.0 (2.13)

Bedroom 1 x 11.7 (3.54)  
7.0 (2.13)

Bathroom x 5.0 (1.52)  
7.0 (2.13)

Up

Up

The ground floor plan includes the following rooms and dimensions:

- Garage:** 20.5' (6.22') max x 14.8' (4.50') max
- Reception Room:** 17'3" (5.26') x 11'7" (3.54')
- Dining Room:** 11'7" (3.54') x 9.9' (3.00')
- Kitchen:** 12'11" (3.94') x 11' (3.35')
- Utility:** 11'7" (3.54') x 3'9" (1.15')
- Bedroom 3:** 11'7" (3.54') x 8'1" (2.46')

Upward arrows indicate stairs leading to the first floor.