

Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area(1)

125.1 m²
1347 ft²

Reduced headroom

8.2 m²
88 ft²

(1) Excluding balconies and terraces

Reduced headroom
------ Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Newlyn

£450,000





PRH Estate & Letting Agents

The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry.

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2 Malt House Gardens
Newlyn
TR18 5EX

£450,000

KEY FEATURES

- Panoramic Sea Views
- Gardens, Garage & Parking
- Fully Double Glazed
- Gas Central Heating & Open fire in Living Room
- Built of Brick and Block Construction
- EPC D (64 76)
- Versatile Accommodation
- Arranged over 4 Floors
- Freehold Property with 4 double bedrooms
- Ofcom suggest mobile coverage is good on most networks and that Ultrafast Broadband is available

DIRECTIONS

From Penzance, continue west into Newlyn. At the cross roads proceed onto Chywoone Hill. Continue up the hill turning left onto Belle Vue. Then left again onto a shared private road leading to the garage area. From here, a flight of 69 steps descends to the house - stop for a moment and enjoy the incredible view.

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YES, IT HAS GARAGE & PARKING. YES, IT HAS A GARDEN. YES, IT HAS A SEA VIEW. AND... YES, IT'S IN NEWLYN.

It ticks every box – and so much more.

Tucked away in a peaceful and secluded setting above the historic harbour village of Newlyn, this beautifully presented four-bedroom home enjoys breathtaking panoramic views across Newlyn Harbour, Mount's Bay and St Michael's Mount. Accessed via a shared private road leading to the garages, with steps descending to the property, it offers a rare sense of privacy with no passing traffic, creating a tranquil haven whilst remaining just moments from the vibrant harbour, galleries, restaurants and local amenities.

Arranged over four versatile floors, the property offers spacious and flexible accommodation, with the potential for self-contained annexe living (subject to any necessary consents). Outside, the terraced front and rear gardens provide the perfect places to relax and take in the ever-changing coastal views, while the garage and allocated parking space complete this exceptional home in one of West Cornwall's most sought-after locations.

*TENURE: Freehold *** SERVICES: Mains Gas, Electric, Water & Drainage *** HEATING: Gas Central Heating *** COUNCIL TAX BAND: D *** EPC D (64 76) *** MOBILE COVERAGE: Ofcom suggest Mobile coverage is good on most networks and that Ultrafast Broadband is available. The road leading to the terrace, the steps and access to the parking area are communal therefore, there is a maintenance charge of £90 per year for their upkeep.*











