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217 Henver Road, Newquay TR7 3EL

£250,000

A QUAIN AND TRADITIONAL DOUBLE FRONTED COB COTTAGE WITH A LOW MAINTENANCE GARDEN, A GARAGE AND PARKING. THIS PROPERTY OOZES CHARM AND CHARACTER WITH THE BENEFIT OF A BRAND NEW ROOF THIS YEAR.

PROPERTY TYPE: House - Mid Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- DOUBLE FRONTED THREE BEDROOM CHARACTER COTTAGE
- GARAGE AND PARKING
- NEAT, LOW MAINTENANCE GARDEN
- NEW ROOF IN 2025
- LOG BURNER
- OOZING CHARACTER AND CHARM
- WELL LOCATED ON THE EDGE OF NEWQUAY

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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DESCRIPTION:

Welcome to Number 217 Henvier Road, a charming and traditional three bedroom cottage with plenty of charm and character.

This property is prominently located on Henvier Road, which has become a sought-after hotspot for home movers across Newquay. The two secondary schools are within easy walking distance and St Columb Minor Academy and Nansledan Primary school are within easy reach. The ever popular Chester Road shopping centre is just down the road offering an array of day to day amenities including a bank, post office, coffee shop, butchers, bakers and hardware store. Porth Beach is just a short walk away and Newquay town centre is about a mile away and offers a range of individual shops through to well-known chain stores. From gastro pubs, bistros and casual dining establishments right through to lavish restaurants and bars; it's fair to say that however you like to shop, relax or spend your evenings - Newquay can offer something for you.

This home has been lovingly cared for by the current owners. It offers flexibility, charm, original features and character in abundance with the benefit of a garage and parking at the rear.

As you enter the property, you're welcomed into a cosy and generously sized lounge, perfect for relaxing or entertaining. The room features two front-facing windows that enjoy a sunny southerly aspect, filling the space with natural light. A log burner adds warmth and charm, creating a snug atmosphere during cooler months.

To the rear, the kitchen offers a mix of fitted and freestanding units, giving it a bespoke and rustic feel. There's room for a fridge freezer, washing machine, and oven, along with ample space for a dining table. A rear window overlooks the garden, and a hallway provides access directly outside.

Upstairs, the first floor hosts all three bedrooms along with the family bathroom, which includes a bath with electric shower over, and a handy cupboard housing the water tank. Heating is provided by a log burner on the ground floor and electric panel heaters upstairs.

The property is fitted with uPVC windows throughout and already has a gas supply in place, making the installation of gas central heating simple if desired.

Outside, you'll find a tidy, low-maintenance rear garden complete with a shed and a garage with power. There's also convenient off-road parking in front of the garage. A brand-new roof was fitted in 2025.

This charming home is full of character and potential. While some areas would benefit from modernisation, it offers a fantastic opportunity to create a comfortable and individual home in a well-established location.

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Lounge
6.10m x 3.56m (20'0 x 11'8)

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Kitchen Diner
5.84m x 2.97m (19'2 x 9'9)

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Bedroom 1
3.71m x 2.90m (12'2 x 9'6)

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Bedroom 2
3.18m x 3.10m (10'5 x 10'2)

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Bedroom 3
2.79m x 2.57m (9'2 x 8'5)

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Bathroom
2.62m x 2.21m (8'7 x 7'3)

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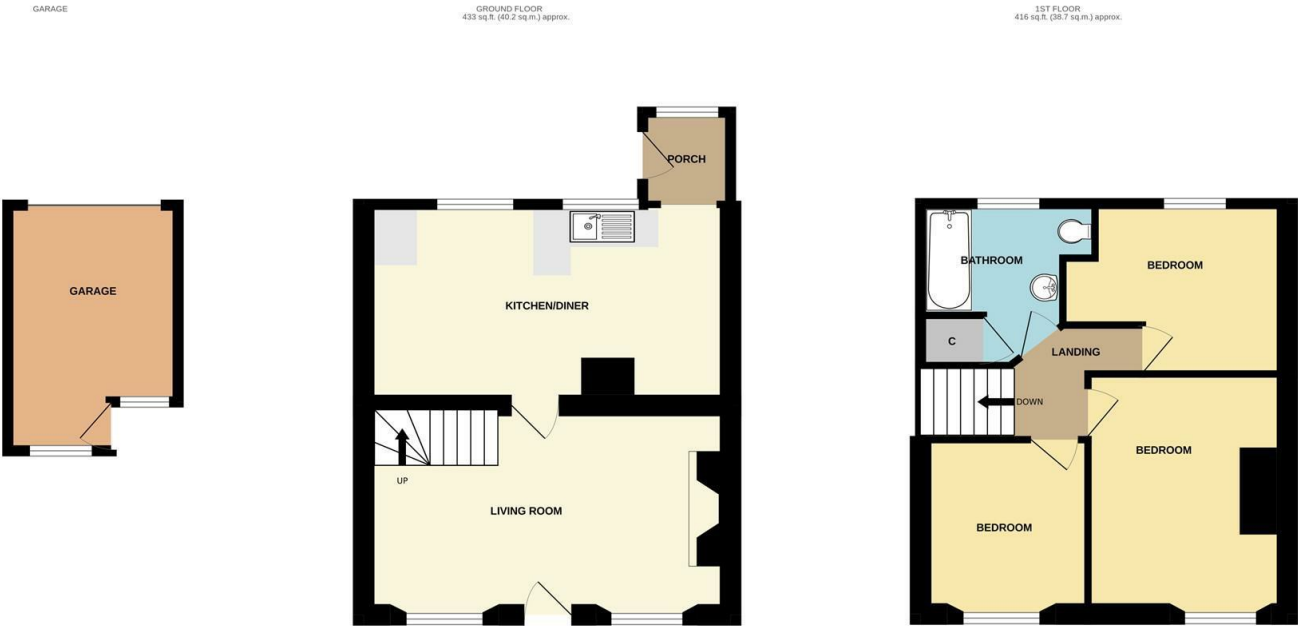
Garage
4.65m x 2.54m (15'3 x 8'4)

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FLOORPLAN:



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.
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) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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