

"Estate Agency is evolving...evolve with us"



2 Stanways Road, Newquay TR7 3HF

£325,000

A BEAUTIFULLY REFURBISHED AND CHARMING PERIOD COTTAGE OFFERING THE PERFECT BLEND OF ORIGINAL CHARACTER AND STYLISH MODERN FEATURES. IT OOZES WARMTH AND PERSONALITY THROUGHOUT, WITH THE BONUS OF A SUNNY, LOW MAINTENANCE GARDEN AND OFF-STREET PARKING.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- THREE BEDROOM PERIOD COTTAGE
- REFURBISHED TO A SUPERB STANDARD
- OOZING CHARACTER AND CHARM WITH MODERN TOUCHES
- LOG BURNER
- OFF ROAD PARKING
- SUNNY, LOW MAINTENANCE GARDEN AND SUN TRAP COURTYARD
- UTILITY STORE
- POPULAR VILLAGE LOCATION
- EPC TO FOLLOW

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DESCRIPTION:

Welcome to Number Two Stanways Road, nestled in the heart of the charming and historic village of St Columb Minor. This sought-after location which is 'no through road' is particularly peaceful and just two miles from the vibrant town of Newquay and offers a range of everyday amenities including a Co-op, post office, barbershop, and a welcoming, family-friendly pub. St Columb Minor boasts a thriving community spirit and rich heritage, centred around its beautiful 15th-century church. The village is also home to a highly regarded primary school and is within the catchment area for Treviglas Academy, providing excellent options for both primary and secondary education.

Just a 15-minute walk away lies Porth Beach – a favourite among families thanks to its sheltered position between two headlands. The beach area features a relaxed, friendly atmosphere with a pub right on the sand and several cafés nearby, perfect for enjoying coastal life at its best.

Step through the delightful stable door and into this beautifully presented home, where character and charm blend seamlessly with practical family living. The entrance leads directly into an incredibly spacious lounge/diner, thoughtfully divided into two inviting areas. At one end, a cosy log burner creates a warm focal point, while elegant double doors open out onto the private rear courtyard—perfect for relaxing or entertaining.

At the rear, you will find the well appointed kitchen featuring an extensive range of cream shaker-style units, a traditional Belfast sink, stylish tiled splashbacks, and a window overlooking the garden. There's space for a fridge, dishwasher, and washing machine, with an integrated oven and gas hob providing everything you need for modern living.

Off the kitchen, a hallway provides access to the garden and is home to a convenient downstairs WC, the gas central heating boiler, and plenty of useful built-in storage.

Upstairs, you'll find three beautifully presented bedrooms, all finished to a high standard with quality carpets and tasteful décor. There are two generous doubles and a versatile single room, currently used as a dressing room with an entire wall of bespoke fitted wardrobes. The principal bedroom enjoys a dual aspect, flooding the space with natural light.

The stylish family bathroom features a 'P'-shaped bath with a shower over, complemented by contemporary finishes. The landing also offers loft access and a window overlooking the rear garden.

Externally, the garden is neat, private, and low-maintenance. A sunny courtyard area is perfect for al fresco dining, while a small lawn is framed by mature shrubs and planting. There's also a practical utility store, ideal for additional storage, with space for a freezer and tumble dryer. There's also a belfast sink and additional storage ideal for al fresco entertaining.

With wooden sash windows throughout and gas central heating, this unique property offers both charm and comfort in equal measure. Situated in a sought-after village location, it's the perfect home for those seeking style, space, and tranquillity.

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Living Room
7.09m x 3.45m (23'3 x 11'4)

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Kitchen
3.23m x 2.29m (10'7 x 7'6)

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Rear Hall
2.21m x 0.74m (7'3 x 2'5)

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Cloakroom
1.19m x x 0.84m (3'11 x x 2'9)

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Bedroom 1
3.78m x 2.74m (12'5 x 9'0)

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Bedroom 2
3.56m x 2.57m (11'8 x 8'5)

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Bedroom 3
2.51m x 2.24m (8'3 x 7'4)

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Bathroom
2.41m x x 1.47m (7'11 x x 4'10)

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Outbuilding/Utility
4.52m x 1.55m (14'10 x 5'1)

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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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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