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1 Porth Bean Road, Newquay TR7 3JG

£340,000

A CHARMING AND UNIQUE THREE-BEDROOM TOWNHOUSE WITH OPEN PLAN LIVING AREAS, PRESENTED TO AN EXCEPTIONAL STANDARD WITH A STUNNING KITCHEN, SPACIOUS ACCOMMODATION, AND A NEAT, LOW MAINTENANCE GARDEN. PERFECTLY LOCATED NEAR ST COLUMB MINOR ACADEMY AND PORTH BEACH – AND OFFERED WITH NO ONWARD CHAIN

PROPERTY TYPE: House - End Terrace

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 2

FEATURES:

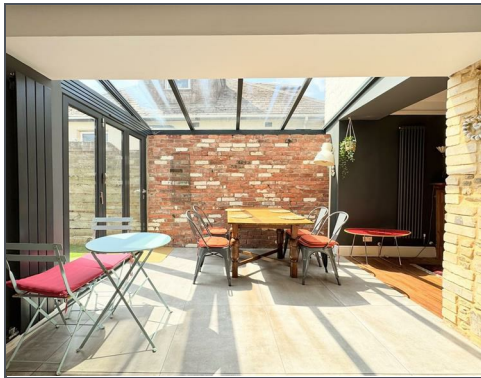
- GORGEOUS THREE BEDROOM TOWN HOUSE
- STUNNING KITCHEN WITH BI FOLD DOORS TO THE GARDEN
- OPEN PLAN LOUNGE DINER WITH AN OPEN FIRE
- NO ONWARD CHAIN
- OOZING CHARM AND CHARACTER
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- FIFTEEN MINUTE WALK TO PORTH BEACH
- LOW MAINTENANCE ENCLOSED GARDEN

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DESCRIPTION:

Welcome to Number One Porth Bean Road, located within St Columb Minor—a picturesque and historic village just two miles from Newquay town centre. This charming community offers a range of everyday amenities including a Co-op, post office, barbershop, and a popular family-friendly pub, all within easy reach. St Columb Minor is known for its strong community spirit, making it an ideal setting for family life. The village is served by a well-regarded primary school, while Treviglas Academy provides excellent secondary education nearby.

For those who enjoy coastal living, Porth Beach is just a 15-minute walk away. Loved by locals and visitors alike, this sheltered cove is perfect for families and features a welcoming beachfront pub, as well as a selection of cafés—ideal for enjoying the Cornish seaside atmosphere

This outstanding family home effortlessly blends original character features with stylish, contemporary design. Lovingly refurbished in recent years, the property has been thoughtfully updated throughout, creating a spacious and truly individual home ideal for modern family living.

Upon entering, you're welcomed into a gorgeous hallway with stairs rising to the first floor. From here, you can access both the lounge and the impressive kitchen diner. Positioned at the front of the home, the lounge is a warm and inviting space featuring a charming bay window with a westerly aspect, solid wood flooring, and a log burner – perfect for cosy evenings. This open-plan area provides ample room for both living and dining furniture, making it a fantastic space for family time or entertaining.

To the rear of the property, the kitchen is a true showstopper. Boasting a generous range of sleek white gloss units, this space is beautifully enhanced by a modern tiled floor, exposed brick and stonework, and striking scaffold plank worktops. There's room for a tall fridge freezer, oven, and dishwasher. Wide bi-fold doors seamlessly connect the kitchen to the sun-drenched rear garden, offering the perfect setting for indoor-outdoor living and entertaining.

Adjoining the kitchen is a useful utility room, with plumbing and space for a washing machine and tumble dryer, alongside a stylishly appointed cloakroom.

Upstairs, a split-level landing leads to three well-proportioned bedrooms and a luxurious family bathroom. The bathroom is impressively fitted with a freestanding bath, a large walk-in double shower, a Belfast sink vanity unit, and WC – creating a boutique hotel-style experience.

Additional features include gas central heating powered by a combination boiler in the utility room and uPVC double glazing throughout. Floor coverings are thoughtfully chosen to complement each space, with a combination of modern tiles, solid wood flooring, and high-quality carpets. The décor has been carefully curated to reflect and enhance the property's unique character.

Outside, the sheltered and enclosed rear garden is low-maintenance, featuring a section of astro turf, mature plants and shrubs, and a garden shed for storage with access to a back lane leading to the front.

In summary, this gorgeous family home is ready to move in to! The space, style and location are super desirable with the added benefit of no onward chain.

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Hallway
5.00m x 1.63m (16'5 x 5'4)

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Lounge Diner
8.10m x 3.73m (26'7 x 12'3)

.

Kitchen
5.18m x 4.57m (17'0 x 15'0)

.

Utility Room
2.36m x 20.60m (7'9 x 67'7)

.

Cloakroom
2.01m x 1.45m (6'7 x 4'9)

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Bedroom 1
4.75m x 3.07m (15'7 x 10'1)

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Bedroom 2
3.25m x 3.15m (10'8 x 10'4)

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Bedroom 3
2.49m x 1.93m (8'2 x 6'4)

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Bathroom
3.51m x 2.57m (11'6 x 8'5)

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FLOORPLAN:



Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(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		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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