

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



4 Broad Street, Newquay TR7 1NE

£310,000

AN UTTERLY UNIQUE AND CHARMING THREE BEDROOM COTTAGE, OOZING KERB APPEAL WITH MANY ORIGINAL FEATURES. IT'S TUCKED AWAY IN A HIGHLY DESIRABLE SPOT CLOSE TO THE TOWN CENTRE, WITHIN WALKING DISTANCE OF FISTRAL BEACH AND THE HARBOUR WITH THE UNUSUAL BENEFIT OF OFF ROAD PARKING FOR TWO CARS.

PROPERTY TYPE: House - End Terrace

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

FEATURES:

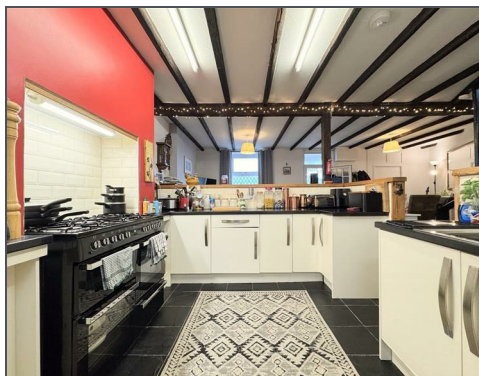
- UNIQUE AND QUIRY THREE BEDROOM COTTAGE
- DRIVEWAY PARKING FOR TWO CARS
- PRETTY SOUTH WESTERLY FACING COURTYARD GARDEN
- WITHIN MINUTES OF THE TOWN CENTRE, THE HARBOUR AND FISTRAL BEACH
- OPEN PLAN LIVING AREAS
- LOG BURNER
- MANY CHARMING AND ORIGINAL FEATURES

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DESCRIPTION:

Welcome to Number Four Broad Street, a truly charming and centrally located three bedroom cottage with driveway parking for two cars, spacious, open plan accommodation with many original features. It is conveniently located within easy walking distance of the vibrant town centre and the world famous Fistril Beach. Broad Street is a highly desirable street close to multiple restaurants which are virtually on your doorstep. Thai, Indian, Japanese, Chinese and Italian cuisine is served in and around the town centre, all just a few minutes away from the property. Grab a morning coffee from one of the town's coffee shops or quaint cafes, and stick around for an award-winning pasty at lunch time!

This quirky and unique home, built in the 1800s is full of charm and character, offering a rare opportunity to own something truly special.

A stable door opens into a spacious open-plan lounge, dining, and kitchen area that blends original features with modern touches, creating a space that's both welcoming and full of personality. A cosy log burner makes it the perfect spot to unwind during colder months.

The kitchen area is fitted with stylish cream gloss units and comes complete with a range-style oven (included in the sale), plus space for a fridge freezer. Off the kitchen is a useful utility area with plumbing for a washing machine and tumble dryer, leading to a handy rear store – a practical bonus not often found in similar homes.

At the rear of the ground floor is a well-sized family bathroom, featuring a bath, separate shower, WC, and wash basin.

Stairs rise from the lounge to a bright first-floor landing, which offers access to three bedrooms. Two are generous doubles – both with sinks – and Bedroom 2 also benefits from built-in wardrobes. The third bedroom is a spacious single, ideal for a child's room, guest space, or home office. The loft can also be accessed from the landing, offering further storage potential.

There's gas central heating throughout, with the combination boiler located in the utility room.

Outside, this cottage enjoys a pretty, well established south-westerly facing courtyard garden to the front – a brilliant spot to sit and enjoy the sun, or simply watch the world go by. Completing the package are two driveway parking spaces.

In summary, this gorgeous home combines character, modern touches and practical features seamlessly and is located in a brilliant spot within easy reach of many beaches, shops, cafes and restaurants.

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Open Plan Lounge Diner
6.50m x 6.32m max (21'3" x 20'8" max)

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Kitchen Area
3.43m x 2.90m (11'3" x 9'6")

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Bedroom 1
4.27m x 3.05m (irregular shape) (14'0" x 10'0" (irregular shape))

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Bedroom 2
3.58m x 2.82m (irregular shape) (11'8" x 9'3" (irregular shape))

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Bedroom 3
3.05m x 1.91m (irregular shape) (10'0" x 6'3" (irregular shape))

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Utility
3.25m x 1.85m (10'8" x 6'1")

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Bathroom
2.29m x 1.65m (7'6" x 5'5")

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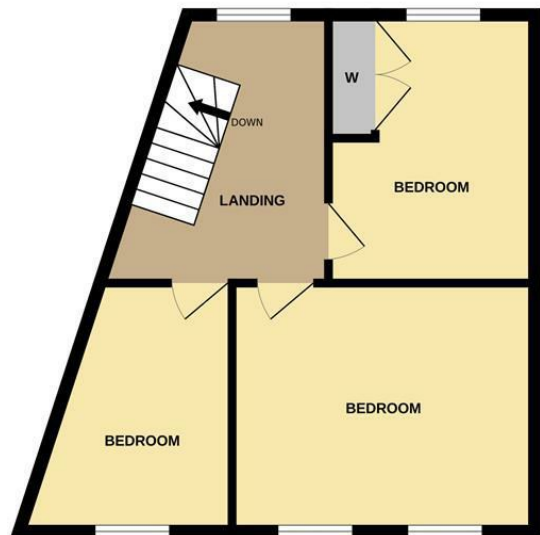
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FLOORPLAN:

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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			
(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 plus) 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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