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**4 St. Johns Road, Newquay TR7 1JT**

**£425,000**

WITH A FABULOUS STANDARD OF ACCOMMODATION, FOUR BEDROOMS, A DOUBLE GARAGE AND A NEAT COURTYARD STYLE GARDEN, THIS PROPERTY OFFERS EVERYTHING A FAMILY LOOKING FOR A TOWN HOUSE COULD WISH FOR! HAVING BEEN RECENTLY REFURBISHED TO A FLAWLESS STANDARD, THIS PROPERTY IS TURN KEY READY FOR A NEW FAMILY TO ENJOY.

**PROPERTY TYPE:** House - Terraced

**RECEPTIONS:** 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

**FEATURES:**

- EXCEPTIONAL FOUR BEDROOM TOWN HOUSE
- BEAUTIFULLY AND SYMPATHETICALLY RENOVATED AND RESTORED
- DOUBLE GARAGE
- IDEALLY LOCATED WITHIN A FEW MINUTES WALK FROM THE TOWN AND BEACHES
- NO ONWARD CHAIN
- MANY ORIGINAL FEATURES
- NEAT, LOW MAINTENANCE ENCLOSED GARDEN
- SEA VIEWS
- EPC TO FOLLOW

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Four St Johns Road; an exceptional four bedroom townhouse that has been beautifully transformed by its current owners. The quality of the craftsmanship and attention to detail throughout is outstanding. Ideally located just a few minutes' walk from Newquay's vibrant town centre, this home offers the perfect balance of coastal charm and urban convenience. Newquay boasts an eclectic mix of independent boutiques and high-street favourites, alongside an impressive array of dining options – from laid-back bistros and gastropubs to upscale restaurants and lively bars. Whether you're looking to shop, unwind, or enjoy an evening out, Newquay caters to every lifestyle. The area is particularly appealing to families, with highly regarded nurseries, primary and secondary schools nearby. The property is also within walking distance of several of Newquay's stunning beaches, including the iconic Fistral Beach, as well as local amenities such as the Heron Tennis Centre, the Sports Centre, and Trenance Gardens.

### THE PROPERTY:

Step inside to discover a home where character meets contemporary living. A welcoming entrance hall with stunning tiling sets the tone, guiding you to the lounge on the right, a cosy, bay-fronted room featuring a log burner and a gorgeous window seat.

At the rear, you will find a 'snug' area with an understairs storage cupboard, a brilliant and versatile space offering flexibility and a social area perfect for entertaining and creating connection. Off from here, the light-filled kitchen/diner is a showstopper. Thoughtfully designed with both aesthetics and practicality in mind, it features a range of stylish on-trend units, integrated appliances including an eye-level oven, microwave and electric hob, dishwasher and fridge freezer. There's ample space for a dining table with a glass roof and a seamless flow to the rear garden.

Upstairs on the first floor, you'll find three bedrooms, a double and a single at the front and a further double to the rear. The bedrooms are all immaculately presented with exposed stone features. A beautifully appointed main bathroom completes the accommodation on this floor and features a large cupboard, conveniently housing a washing machine and tumble dryer.

The second floor is home to a superb dual aspect fourth bedroom, a peaceful retreat with its own en suite shower room and lovely sea views from the large window.

The entire home has been stylishly decorated with a tasteful blend of original features including exposed stone in many rooms and modern touches, including restored floorboards, new carpets, UPVC double glazing, and gas central heating powered by a combination boiler.

Externally, to the front of the property, a pretty courtyard-style garden enjoys afternoon and evening sun. At the rear, you will need a neat, enclosed garden with an area of decking and astro turf with a couple of steps down to a double garage offering parking and useful storage. The garage offers a cleverly thought out electric door with an opening pedestrian door to the rear lane.

In summary, this stunning four-bedroom townhouse is a rare find, lovingly renovated throughout while retaining its original soul. With sea views, a double garage, and a highly desirable location close to the town and beaches, this is a truly exceptional family home that blends coastal living with timeless charm.

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#### Hallway

4.09m x 0.97m (13'5 x 3'2)

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#### Lounge

4.29m x 3.78m (14'1 x 12'5)

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#### Snug

3.86m x 3.20m (12'8 x 10'6)

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#### Kitchen Diner

4.93m x 3.20m (16'2 x 10'6)

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#### Bedroom 2

3.43m x 3.05m (11'3 x 10'0)

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#### Bedroom 3

3.12m x 3.10m (10'3 x 10'2)

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#### Bedroom 4

2.46m x 1.70m (8'1 x 5'7)

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#### Bathroom

3.18m x 1.75m (10'5 x 5'9)

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#### Bedroom 1

4.90m x 2.64m (16'1 x 8'8)

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#### En Suite

2.16m x 1.73m (7'1 x 5'8)

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#### Double Garage

4.88m x 4.60m (16'0 x 15'1)

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FLOORPLAN:



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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