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10 Farfield Place, Newquay TR7 1NY

£350,000

LOCATED JUST ACROSS THE ROAD FROM FISTRAL BEACH, THIS INCREDIBLY SPACIOUS TWO DOUBLE BEDROOM COASTAL HOME OFFERS IS PRESENTED TO THE HIGHEST STANDARD WITH A SOUTH FACING GARDEN, A GARAGE AND PARKING, OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- INCREDIBLY SPACIOUS TWO DOUBLE BEDROOM COASTAL HOME
- A FEW MINUTES WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- GARAGE AND PARKING
- PRESENTED TO THE HIGHEST STANDARD
- NO ONWARD CHAIN
- SOUTH FACING REAR GARDEN
- LOG BURNER
- LUCRATIVE UP AND RUNNING HOLIDAY LET

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DESCRIPTION:

Welcome to Number Ten Farfield Place...Within minutes, you can enjoy the stunning River Gannel, a haven for watersports lovers at high tide and a scenic spot for walks when the tide is out. Just down the hill lies the world-famous Fistral Beach, one of the top surfing destinations globally and host to events like Boardmasters, with plenty of opportunities to learn and enjoy the waves. A short stroll brings you into the vibrant town of Newquay, offering a great selection of cafés, restaurants, bars, and shops, along with well-regarded schools nearby. Newquay Golf Course, overlooking Fistral Beach, is easily accessible. Excellent dining options include the award-winning Fish House and The Stable, while the iconic Headland Hotel—just a ten-minute walk away—features the five-star Aqua Club with six pools and a restaurant.

Farfield Place is a popular development of 26 freehold homes built in the 1970s, all with south-facing gardens. This end of terrace property has been completely refurbished and transformed by the current owners and offers a high standard of accommodation.

This beautifully presented home offers a perfect blend of comfort, style, and practicality, ideal as a coastal retreat or lifestyle property, and is available with the added benefit of no onward chain.

Upon entering, you are welcomed by an inviting hallway featuring a large storage cupboard and stairs leading to the first floor. Here, you'll find a spacious and light-filled lounge, enhanced by a picture window to the front. The room is airy, beautifully decorated, and finished with wooden flooring, while a charming log burner creates a cosy focal point. There is ample space for both lounge and dining furniture, making it ideal for relaxing and entertaining.

To the rear, the white shaker-style kitchen complements the property perfectly. It offers space for a washing machine, dishwasher, and fridge freezer, and features doors that open directly onto the garden—seamlessly connecting indoor and outdoor living.

The second floor comprises two generous light filled double bedrooms, one positioned at the front and the other at the rear. Both are presented to a high standard, with one benefiting from built-in wardrobes. Completing the accommodation is a well-appointed bathroom fitted with a bath and shower over, WC, and wash basin.

Additional benefits include uPVC double glazing throughout and gas central heating, powered by a combination boiler located in the kitchen.

Externally, the rear garden enjoys a desirable south-facing aspect and is low maintenance with a variety of mature plants and shrubs. To the front, there is allocated parking along with access to the garage.

In summary, this is a superb opportunity to acquire a stylish and well-maintained home in a sought-after coastal setting.

AGENTS NOTE:

Please note that the property is currently a holiday let, and therefore completion cannot occur prior to 1st October.

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Lounge
7.32m x 3.56m (24'0 x 11'8)

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Kitchen
3.53m x 3.43m (11'7 x 11'3)

.

Bedroom 1
3.56m x 3.56m (11'8 x 11'8)

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Bedroom 2
3.53m x 3.10m (11'7 x 10'2)

.

Bathroom
2.57m x 1.55m (8'5 x 5'1)

.

Garage
5.18m x 3.56m (17'0 x 11'8)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:



Total Area: 101.7 m² ... 1095 ft²

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.



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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