

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



5 Belmont Place, Newquay TR7 1HG

£525,000

A GORGEOUS, DECEPTIVELY SPACIOUS HOME JUST A COUPLE OF MINUTES' WALK TO THE TOWN CENTRE, FISTRAL BEACH AND THE HARBOUR. THIS VERSATILE PROPERTY OFFERS SPECTACULAR SEA VIEWS, FOUR BEDROOMS WITH TWO EN SUITES, A SOUTHERLY FACING COURTYARD GARDEN WITH A HOT TUB, EXCELLENT HOLIDAY LET POTENTIAL AND A DOUBLE GARAGE.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- EXCEPTIONALLY SPACIOUS FOUR DOUBLE BEDROOM FISHERMAN'S COTTAGE
- DOUBLE GARAGE
- SOUTHERLY FACING COURTYARD GARDEN WITH A HOT TUB AVAILABLE BY SEPARATE NEGOTIATION
- RECENTLY CONVERTED LOFT CREATING A FOURTH BEDROOM WITH FABULOUS SEA VIEWS
- TWO EN SUITE BEDROOMS
- NO ONWARD CHAIN
- PRESENTED TO THE HIGHEST STANDARD
- CURRENTLY RUN AS A LUCRATIVE HOLIDAY LET
- JUST A FEW MINUTES WALK TO FISTRAL BEACH, THE HARBOUR AND THE TOWN CENTRE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



DESCRIPTION:

Dating back to the late 1800s, this beautifully presented and deceptively spacious four double bedroom traditional fisherman's cottage occupies one of Newquay's most sought-after central locations. Situated on the desirable Belmont Place, the property enjoys the perfect balance of being tucked away on a quiet, characterful street whilst remaining just moments from the vibrant town centre, picturesque harbour and the world-famous Fistral Beach.

Belmont Place is renowned for its attractive period homes and enviable setting, offering easy access to Newquay's excellent selection of restaurants, cafés, bars and independent shops. Whether you're seeking a permanent coastal residence, second home or investment opportunity, the location is hard to surpass.

Newquay continues to be one of Cornwall's premier holiday destinations, famed for its spectacular coastline, golden sandy beaches and thriving year-round community.

From surfing at Fistral Beach and paddleboarding on the River Gannel to coastal walks and vibrant nightlife, there is something for all ages and interests. Everyday conveniences are equally close at hand, with Sainsbury's, local shops and transport links all within easy walking distance.

The property has been lovingly maintained and significantly enhanced by the current owners, most notably through the recent loft conversion which has created an impressive fourth bedroom suite enjoying some of the finest views in the house.

A welcoming entrance hall with useful understairs storage leads into the heart of the home. The generous open-plan living and dining room is flooded with natural light from windows to both front and rear elevations, creating a wonderful sociable space for family living and entertaining. The bay-fronted sitting area provides a cosy retreat, whilst the dining area comfortably accommodates larger gatherings.

The well-appointed kitchen offers an extensive range of contemporary units and work surfaces, with ample space for a range-style cooker, fridge freezer, dishwasher and washing machine. Beyond the kitchen is a practical ground floor shower room, ideal after a day at the beach, along with direct access to the rear courtyard.

The split-level first floor landing serves three well-proportioned double bedrooms. The principal first-floor bedroom enjoys breathtaking sea views stretching across Newquay Bay and along the dramatic North Cornwall coastline, complemented by its own en-suite shower room. Two further generous double bedrooms overlook the rear aspect.

Occupying the second floor, the recently converted loft suite creates a luxurious private retreat. This impressive double bedroom benefits from a high-specification en-suite shower room, extensive eaves storage and a spectacular Velux Balcony window that opens to create an elevated outdoor seating area where sea views, sunshine and fresh coastal air can be enjoyed in complete tranquillity.

Outside, the property features a private, enclosed courtyard garden designed for low-maintenance coastal living. The sunny aspect makes it ideal for relaxing, entertaining and al fresco dining. An outdoor shower provides a practical addition for returning beachgoers and surfers, while a hot tub is available by separate negotiation. A particularly rare and valuable feature for this central location is the substantial double garage with electric door, providing secure parking, storage for surfboards and beach equipment, or additional flexibility for owners and guests alike.

In addition to its appeal as a family home or second residence, the property operates successfully as a full-time holiday let and is offered as a proven, income-generating investment opportunity. Its exceptional location, four double bedrooms, multiple en-suite facilities, private outdoor space, hot tub potential, sea views and highly desirable double garage combine to create a property that is consistently attractive to holidaymakers throughout the year.

Newquay remains one of the South West's strongest holiday letting markets, benefiting from high visitor demand across both peak and off-peak seasons. The property's generous accommodation allows it to cater comfortably for larger family groups and multi-generational holidays, maximising occupancy potential and repeat bookings.

Subject to individual requirements, new owners may choose to continue and expand the existing holiday letting business, whilst also enjoying personal use whenever desired.

This is a rare opportunity to acquire a substantial and characterful coastal home in one of Newquay's most desirable locations. Combining period charm, modern comforts, sea views, exceptional parking, private outdoor space and an established holiday letting business, this outstanding property offers a unique blend of lifestyle and investment potential. Offered with no onward chain.

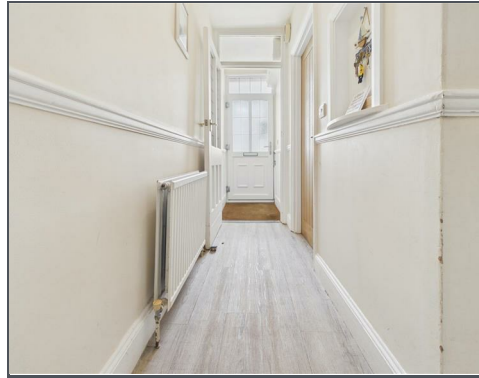
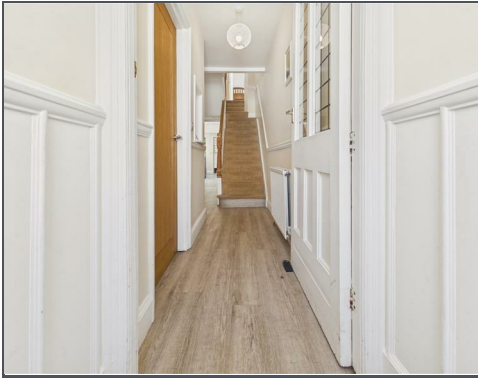
Living Room
4.60m x 3.29m (15'1" x 10'9")

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

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



Dining Room
3.47m x 2.96m (11'4" x 9'8")

Kitchen
5.21m x 2.67m (17'1" x 8'9")

Bedroom 1
3.53m x 3.63m (11'6" x 11'10")

En Suite
1.79m x 1.55m (5'10" x 5'1")

Bedroom 2
3.58m x 2.67m (11'8" x 8'9")

Bedroom 3
2.81m x 3.60m (9'2" x 11'9")

Bathroom
1.73m x 1.57m (5'8" x 5'2")

2nd Floor Bedroom 4
3.22m x 4.93m (10'6" x 16'2")

En Suite
1.93m x 2.09m (6'3" x 6'10")

Garage
5.28 x 5.65m (17'3" x 18'6")

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

FLOORPLAN:



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 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

