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Chy Myrtle 47, Church Street,, St Columb Minor TR7 3ES

£335,000

A GORGEOUS FOUR BEDROOM PERIOD TOWN HOUSE LOCATED IN THE INCREDIBLY POPULAR VILLAGE OF ST COLUMB MINOR WITHIN WALKING DISTANCE OF SCHOOLS, PORTH BEACH AND LOCAL SHOPS. OFFERING SPACIOUS, BRIGHT FAMILY FRIENDLY ACCOMMODATION WITH A NEAT, ENCLOSED REAR GARDEN, THIS PROPERTY OOOZES CHARACTER AND CHARM.

PROPERTY TYPE: House - Terraced

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- CHARMING FOUR BEDROOM PERIOD PROPERTY IN ST COLUMB MINOR
- OOOZING WITH CHARM AND CHARACTER
- SPACIOUS, FAMILY FRIENDLY ACCOMMODATION
- LOW MAINTENANCE, PRETTY ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE DINER WITH A LOG BURNER
- GROUND FLOOR WC
- WALKING DISTANCE TO TWO SECONDARY AND TWO PRIMARY SCHOOLS
- WALKING DISTANCE TO PORTH BEACH
- PLENTY OF BUILT IN STORAGE

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DESCRIPTION:

Welcome to Chy-Myrtle, located on Church Street within St Columb Minor which is a charming and historic village located about two miles from the centre of Newquay. It offers a variety of everyday amenities, including a Co-op, a post office, a barbershop, and a well-liked, family-friendly pub. The village boasts a strong sense of community, perfect for family life and is home to a highly regarded primary school, as well as Treviglas Academy for secondary education. The nearest beach is Porth, a family favourite thanks to its sheltered position between two headlands. Just a fifteen-minute walk away, Porth Beach also features a welcoming beachfront pub and several cafés.

This gorgeous four bedroom family home has been lovingly cared for and much improved by the current owners who have created a spacious, family friendly home with a neat, low maintenance garden and plenty of charm, character and original features yet with many modern touches.

A welcoming porch with an elegant stained glass door opens into a spacious hallway, complete with stylish solid oak flooring, practical coat and shoe storage, a shelved understairs cupboard, and a convenient downstairs WC.

To the right, the dual-aspect lounge is filled with natural light from a front-facing bay window and features a recently installed wood-burning stove, creating a cosy focal point. This space flows seamlessly into the open-plan dining area, where you'll find more bespoke built-in storage and a window overlooking the rear garden. The solid oak flooring continues throughout, enhancing the sense of continuity and warmth.

At the rear of the property is a generously proportioned dual aspect kitchen/breakfast room, offering a wide range of base and wall units, space for white goods, a classic Belfast sink, and a beautiful tiled floor—perfect for everyday family living and entertaining with a door to the side.

Upstairs, a split-level landing leads to four bedrooms—three spacious doubles and a comfortable single. The principal bedroom boasts a bay window to the front, while one of the other bedrooms features built-in storage. The landing also provides access to a boarded loft and houses a practical airing cupboard housing the combination boiler. Also, on the first floor, the family bathroom is bright and beautifully tiled with a bath and shower over.

Throughout the property, you'll find UPVC double glazing and gas central heating, with new radiators recently installed as part of a series of thoughtful upgrades. These also include new rear windows, the installation of the log burner, and the opening up of the lounge and dining room to create a more open, family-friendly layout.

To the rear, the low-maintenance garden features a lawned area, mature planted borders, and a garden shed—ideal for families and children alike. There's unrestricted on-street parking at the front of the property

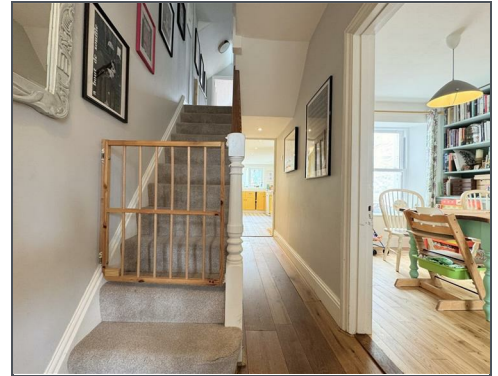
This is a fantastic opportunity to own a well-maintained, character-filled home in a thriving village community with excellent local amenities, schools, and easy access to the coast.

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Hallway
5.49m x 1.57m (18'0 x 5'2)

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Lounge Area
4.27m x 3.35m (14'0 x 11'0)

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Dining Area
3.76m x 2.49m (12'4 x 8'2)

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Kitchen
4.98m x 2.67m (16'4 x 8'9)

.

Cloakroom

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Bedroom 1
4.39m x 2.95m (14'5 x 9'8)

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Bedroom 2
3.73m x 2.74m (12'3 x 9'0)

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Bedroom 3
2.92m x 2.74m (9'7 x 9'0)

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Bedroom 4
2.62m x 1.55m (8'7 x 5'1)

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Bathroom
1.75m x 1.70m (5'9 x 5'7)

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FLOORPLAN:



| 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 | |
| 69 | 85 |
| 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 | |
| 69 | 85 |
| 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.

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