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29 St. Pirans Road, Newquay TR7 1JY

£250,000

A TRULY UNIQUE AND CHARACTERFUL TWO BEDROOM HOUSE, OOZING CHARM AND ORIGINAL FEATURES, WITH UNDENIABLE KERB APPEAL. NESTLED IN A HIGHLY SOUGHT-AFTER LOCATION JUST A SHORT STROLL FROM THE TOWN CENTRE, FISTRAL BEACH, AND THE HARBOUR WITH THE BENEFIT OF A 'SUN TRAP' COURTYARD GARDEN.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- UNIQUE TWO DOUBLE BEDROOM BEDROOM HOUSE
- OOZING CHARM AND CHARACTER
- SOUTH WESTERLY FACING COURTYARD GARDEN
- TUCKED AWAY JUST A FEW MINUTES WALK TO THE TOWN CENTRE
- OPEN PLAN LIVING AREAS
- BRIGHT, SPACIOUS ACCOMMODATION
- CLEVER STORAGE SOLUTIONS INSIDE AND OUTSIDE
- USEFUL LOFT PROVIDING PLENTY OF ADDITIONAL STORAGE

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DESCRIPTION:

Welcome to Number Twenty Nine St Pirans Road, an utterly unique and charming two bedroom house with a 'sun trap' courtyard garden. St Pirans Road is one of Newquay's most central and convenient streets, yet it retains the quiet charm of a minimal throughfare. Perfectly positioned between the world-famous Fistral Beach and the town centre amenities, it offers the best of both worlds. This sought-after location is ideal for families who want to enjoy a relaxed lifestyle with the convenience of being able to walk to the beach, local shops, cafés, and everything the town has to offer—all just minutes from your doorstep.

Step through the striking yellow front door into a beautifully presented open-plan kitchen, lounge, and dining space which is both welcoming and practical, featuring the charm of an original tiled floor and a layout that flows seamlessly—perfect for cooking, entertaining, and relaxing together as a family.

The sleek, modern gloss kitchen is equipped with an integrated oven and electric hob, dishwasher, washing machine, and space for a fridge-freezer. A micro cement worktop, paired with stylish slate handles, gives the space a contemporary edge, while clever plywood-built storage offers a practical and eye-catching solution for shoes and everyday items.

A set of custom-made stairs with oak and glass detailing leads to the first floor, where you'll find two generously sized double bedrooms. The main bedroom features a vaulted ceiling, creating a real feel of space, allowing natural light to flood the room, and includes a traditional mirrored sash window with integrated storage. The second bedroom is bright and airy, with a sunny, inviting feel that runs throughout the upper level.

The family bathroom is tastefully designed, featuring a bespoke bath with shower over, slate flooring, and a light tunnel that brings in soft natural light. This property also boasts a large and very useful loft area with plenty of insulation, storage and shelving accessed via a proper loft ladder.

Additional highlights include modern electric heating, wooden double-glazed windows, and a thoughtfully designed outdoor space. The south-westerly courtyard is a real sun trap, complete with built-in seating and storage, plus a dedicated shed/surfboard store—ideal for coastal living.

In summary, this utterly unique and charming home is simply perfect for those wishing to live close to the town and beaches yet with a feeling of being tucked away. The cleverly designed layout and finish is very appealing and the courtyard is a real sun trap!

Agents Note

This is a leasehold property, held on a 999 year lease that was new in 2011

The current vendors own a share of the freehold with the two neighbouring properties

The shared freeholders pay £20.00 pcm into their management account to cover the annual buildings insurance and yearly admin fees. All maintenance costs for the upkeep of the building are split equally between the three leaseholders.

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Lounge Diner Kitchen
10.85m x 3.05m (35'7 x 10'0)

Bedroom 1
3.99m x 2.92m (13'1 x 9'7)

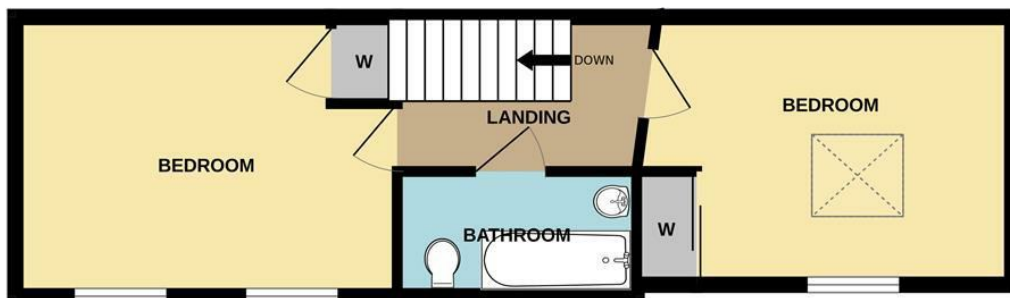
Bedroom 2
3.71m x 3.07m (12'2 x 10'1)

Bathroom
2.57m x 1.35m (8'5 x 4'5)

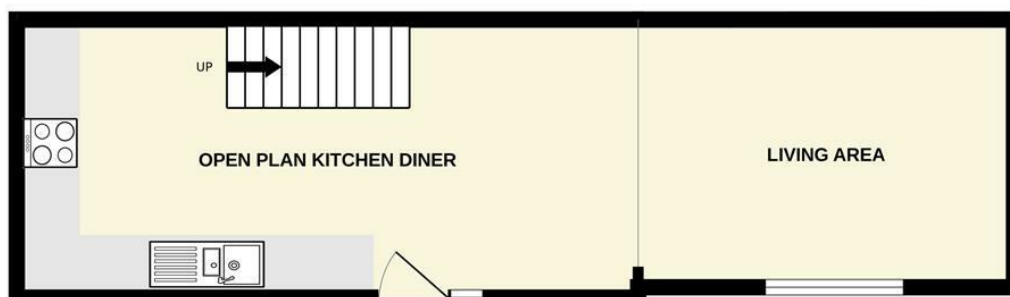
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FLOORPLAN:

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.8 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	(92-100) 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	

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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