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## 1 Rosewin Mews Lower East Street, St. Columb TR9 6BN

**£200,000**

A TWO DOUBLE BEDROOM COTTAGE STYLE SEMI DETACHED HOUSE WITH A GARAGE, PARKING AND A LOW MAINTENANCE COURT YARD STYLE GARDEN. THIS PROPERTY IS LOCATED WITHIN THE HISTORIC MARKET TOWN OF ST COLUMB MAJOR JUST SEVEN MILES FROM THE NEAREST MAIN TOWN OF NEWQUAY. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / BEDROOMS: 2 / BATHROOMS: 1

### FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED 'COTTAGE STYLE' HOUSE
- GARAGE AND PARKING
- NEAT COURTYARD GARDEN AT THE FRONT
- NO ONWARD CHAIN
- GAS CH, DBL GL
- WELL PRESENTED THROUGHOUT
- TUCKED AWAY YET WITHIN WALKING DISTANCE OF THE SHOPS AND CAFES

01637 877754

[info@momovenewquay.co.uk](mailto:info@momovenewquay.co.uk)

[www.momove.co.uk](http://www.momove.co.uk)

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#### DESCRIPTION:

Located in the historic market town of St Columb Major, this delightful two-bedroom back-to-back semi-detached house offers a wonderful opportunity to enjoy life in a well-supported community, ideally situated within the heart of Cornwall. St Columb Major is a friendly and vibrant community steeped in history, offering a range of local amenities, shops, and eateries. It is also exceptionally well placed for access to Cornwall's stunning coastline being just seven miles from Newquay and around four miles from Newquay Airport.

This traditional-style home features a bright and welcoming lounge at the front of the property, complete with stairs leading to the first floor and a handy under-stairs storage cupboard. On the other side, a spacious dual-aspect kitchen/diner offers ample room for cooking and dining, with a convenient side door providing access to the outside. Practically, there's ample space for the necessary white goods and a good range of traditional style units.

Upstairs, you'll find two well-proportioned double bedrooms and a modern bathroom complete with a bath and shower over, there's also a useful airing cupboard on the first floor.

Additional benefits include gas central heating powered by a Worcester combination boiler located in the kitchen and wooden double glazed windows.

Outside, the home boasts a pretty courtyard-style front garden, perfect for low-maintenance outdoor living. there's private parking, and a garage—a valuable asset in this charming town.

In summary, this property is ideal for couples, small families, or those looking to downsize. Offered with no onward chain.

Lounge  
4.42m x 3.66m (14'6 x 12'0)

01637 877754  
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Kitchen  
4.57m x 2.44m (15'0 x 8'0)

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Bedroom 1  
3.66m x 3.05m (12'0 x 10'0)

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Bedroom 2  
2.97m x 2.74m (9'9 x 9'0)

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Bathroom  
1.91m x 1.83m (6'3 x 6'0)

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Garage  
5.18m x 2.51m (17'0 x 8'3)

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FLOORPLAN:

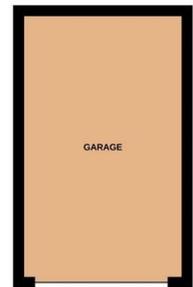
GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



GARAGE  
131 sq.ft. (12.1 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(02-10) <b>A</b>		
(11-20) <b>B</b>		
(21-30) <b>C</b>		
(31-40) <b>D</b>		
(41-50) <b>E</b>		
(51-60) <b>F</b>		
(61-70) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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