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8 Broad Street, Newquay TR7 1NE

£550,000

A TRULY UNIQUE AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM HOME, DISCREETLY TUCKED AWAY IN ONE OF NEWQUAY'S MOST SOUGHT-AFTER LOCATIONS. JUST A SHORT WALK FROM THE TOWN CENTRE, FISTRAL BEACH, AND THE HARBOUR, THIS EXCEPTIONAL PROPERTY HAS BEEN REFURBISHED TO AN IMPECCABLE, HIGH-END LUXURY STANDARD WITH THE RARE ADVANTAGE OF OFF-ROAD PARKING.

PROPERTY TYPE: House - Terraced

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

FEATURES:

- INCREDIBLE THREE DOUBLE BEDROOM HOUSE WITH A LOFT ROOM
- DRIVEWAY PARKING
- PRIVATE COURTYARD STYLE GARDEN
- LOFT ROOM WITH FAR REACHING COASTAL VIEWS
- ONE OF NEWQUAY'S MOST DESIRABLE LOCATIONS
- EASY WALKING DISTANCE TO THE HARBOUR, FISTRAL BEACH AND THE TOWN CENTRE
- REFURBISHED TO THE HIGHEST LUXURY STANDARD
- NO ONWARD CHAIN
- OUTDOOR HOT AND COLD SHOWER
- NEW BOILER AND EV CHARGER

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DESCRIPTION:

Welcome to Number Eight Broad Street — a beautifully reimagined and impeccably presented period home, perfectly positioned in the heart of Newquay. Just a short stroll from the vibrant town centre and approximately ten minutes' walk to the iconic Fistral Beach, this exceptional property offers the perfect blend of coastal lifestyle, character, and contemporary comfort.

Newquay itself is renowned for its lively atmosphere, diverse selection of independent shops, cafés, bars, and restaurants, and of course its spectacular coastline. Whether it's surfing the world-famous waves, paddleboarding along the Gannel Estuary, or enjoying coastal walks, this location truly offers something for everyone.

This charming 1840s home has undergone a comprehensive, no-expense-spared refurbishment, with the current owners leaving no stone unturned. The property has been fully stripped back and meticulously rebuilt, including a complete re-plumb and rewire, removal of all internal walls and ceilings, full dry-lining and replastering throughout, and the installation of a stunning new oak staircase. Externally, the home has been fully redecorated, with new guttering, fascias, and soffits, ensuring both style and long-term peace of mind. The result is a flawless fusion of period character and modern luxury.

Internally, the accommodation is both thoughtfully configured and beautifully finished. An inviting entrance hallway sets the tone, featuring bespoke shelving and a sense of space and light. To the front, a generous ground floor double bedroom benefits from a charming bay window, bespoke seating, extensive built-in storage, and a stylish ensuite shower room — ideal for guests or flexible living.

Opposite, the living room exudes warmth and sophistication, centred around a recently installed log burner — perfect for cosy evenings. This space flows seamlessly into the kitchen, which has been finished with classic white shaker units, solid wooden worktops, slate flooring, and a traditional Belfast sink. Integrated appliances and clever storage solutions ensure both practicality and style.

A small set of steps leads down to a delightful dining area, where bi-fold doors open onto the private courtyard garden, creating a wonderful indoor-outdoor connection. A bespoke bench seat enhances the sociable feel of this space — ideal for entertaining family and friends. Additional ground floor conveniences include a cloakroom and further storage.

Upstairs, the first floor offers two generous double bedrooms, both rich in character with original floorboards and shutters, while the principal room benefits from built-in storage. A standout feature of this level is the luxurious spa-inspired bathroom, complete with a freestanding bath and elegant tiling, alongside a separate sauna/shower room — a rare and indulgent addition.

A further staircase leads to the loft room, a versatile space enjoying open sea and coastal views — perfect as a home study or studio.

Externally, the property continues to impress. To the front, there is off-road parking with an EV charger. To the rear, the landscaped courtyard garden has been thoughtfully designed to create a private and tranquil retreat, featuring a patio area, new pergola, built-in seating with storage, and planted borders. A hot and cold outdoor shower provides the perfect finishing touch — ideal after a day at the beach.

In summary, Number Eight Broad Street is an outstanding home that seamlessly combines period charm with high-spec modern living. Its prime location, exceptional finish, and thoughtful design make it a truly special opportunity — equally suited as a permanent residence, holiday home, or investment. Offered with no onward chain.

Hallway
6.20m x 1.57m (20'4 x 5'2)

Lounge
6.60m x 3.45m (21'8 x 11'4)

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Kitchen
5.41m x 3.43m (17'9 x 11'3)

Bedroom
4.39m x 3.40m (14'5 x 11'2)

En Suite
1.60m x 1.35m (5'3 x 4'5)

Bedroom
4.32m x 3.35m (14'2 x 11'0)

Bedroom
3.73m x 3.25m (12'3 x 10'8)

Bathroom
3.35m x 2.49m (11'0 x 8'2)

Sauna
2.92m x 1.52m (9'7 x 5'0)

Loft Room
4.78m x 4.67m (15'8 x 15'4)

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.

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

Pets are not permitted on any viewings.

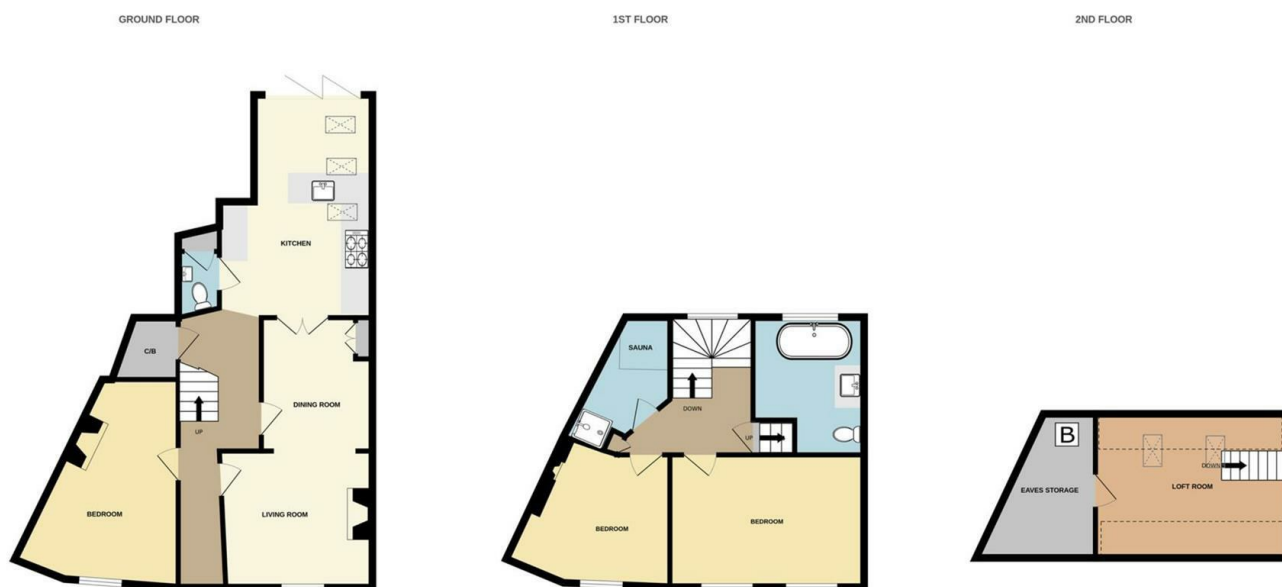
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FLOORPLAN:



Measurements are approximate. Not to scale. Illustrative purposes only
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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 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	

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