

## 3 The Butts, St Newlyn East, TR8 5LZ



### CHARMING 3 BEDROOM CHARACTER COTTAGE WITH COUNTRY VIEWS IN THIS POPULAR VILLAGE WITH A DELIGHTFUL GARDEN AND PRIVATE PARKING

- 3 Bedrooms, 2 Reception Rooms
- 2 Shower Rooms, one on each floor
- Oil central heating and double glazing
- No onward chain, completion end of Summer 2026
- 908 sqft
- Delightful enclosed lawned garden
- Popular village location
- Lounge/diner and Snug
- Private parking space
- Good condition throughout

**Price £335,000 Freehold**

This delightful character cottage lies on the edge of the ever-popular village of St Newlyn East adjoining open fields and countryside to the rear. The cottage has a private paved parking space with a gate that leads into the lovely private enclosed "dog friendly" garden with level lawns and a patio area.

Accommodation in the cottage itself comprises a rear door directly into the kitchen that adjoins a useful ground floor beach shower room/utility room and also the multi-purpose snug that could be used as a 4th bedroom or a study if required. The lounge/diner runs front to back with a beamed ceiling and a winding staircase that leads to the 3 first floor double bedrooms and an additional shower room.

The property is currently used as a second home and an income providing cottage holiday let, but would be equally suitable as a primary home in this lovely village.

St Newlyn East is a picturesque village nestled in the heart of Cornwall. Renowned for its historic charm, the village boasts a beautiful parish church, traditional cottages, and a welcoming community atmosphere. Surrounded by rolling countryside, St Newlyn East offers easy access to scenic walks and is just a short drive from Cornwall's stunning north coast beaches. The village boasts a host of village amenities including a Londis convenience store, a renowned local butchers shop, a hairdressers, a primary school and a weekly Post Office Counter service. The village also benefits from a recreation ground featuring a children's play area, football pitch, tennis court, multi-use game area, skateboard park and a recently refurbished village hall offering event spaces, kitchen and remote working hub. With hourly bus services to Truro and Newquay, St Newlyn East remains well connected to larger surrounding towns.

**TENURE**

Freehold

**SERVICES**

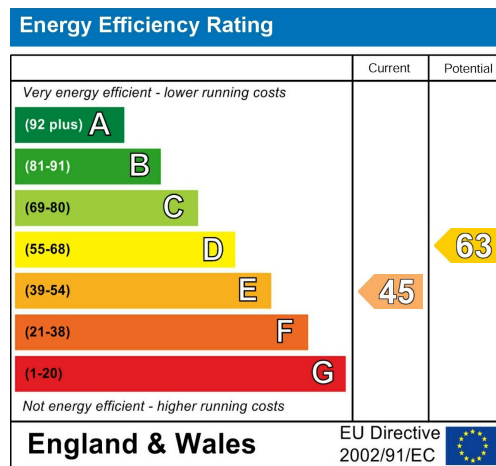
Mains water, electricity and drainage. Oil storage tank

**COUNCIL TAX**

The property is a holiday let and registered for business rates, with a rateable value of £3,500. This could continue (with rates relief) for a holiday let buyer or can be changed back to Council Tax in the event of a residential occupier.

**COMPLETION**

Completion is available at the end of the 2026 Summer Season.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

84.5 m<sup>2</sup>  
908 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Start & co

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