

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.

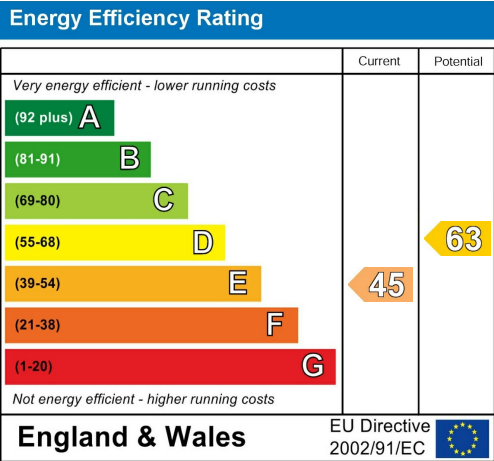
St Newlyn East is a picturesque village nestled in the heart of Cornwall. Renowned for its historic charm, the village boasts a beautiful parish church, traditional cottages, and a welcoming community atmosphere. Surrounded by rolling countryside, St Newlyn East offers easy access to scenic walks and 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⁽¹⁾

84.5 m²
908 ft²

Reduced headroom

0.3 m²
3 ft²

(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

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk