Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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

Trevellyan Cottage, 9 Nanhayes Row, St Newlyn East, TR8 5NB

END OF TERRACE 3 BEDROOM, 2 BATHROOM STONE BUILT COTTAGE WITH A LONG PRIVATE REAR GARDEN IN THE VILLAGE OF ST NEWLYN EAST REQUIRING MODERNISATION

- 3 Double Bedrooms (1 en-suite)
- Kitchen/Diner
- REQUIRING MODERNISATION THROUGHOUT
- 1024 sq ft
- Downstairs WC
- 100ft Long Rear Garden with rear access
- Large beamed living room
- Peaceful location close to Village Pub
- Stone built Cottage

Reduced To £270,000 Freehold

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.

This charming stone-built cottage lies a short walk from the village pub. The property sits on a quiet roadside with a small entrance porch leading into a large wood beamed lounge/diner that incorporates a staircase to the first floor. The kitchen/diner sits next to the lounge and leads via a small rear vestibule past a downstairs wc (former shower room) to the rear garden. On the first floor, there are three double bedrooms (one en-suite) and a family bathroom.

Externally, the property has a long (100ft in all) mature private rear garden with planted areas and seating areas. The Garden has a rear access.

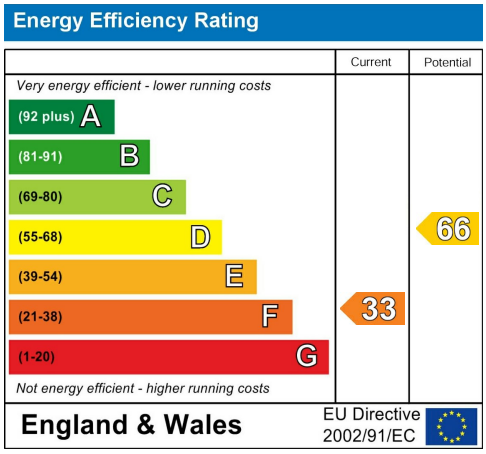
The property is in need of some refurbishment and modernisation throughout. There is some economy 7 nightstorage heating and a former solid fuel radiated central heating system along with older glazing.

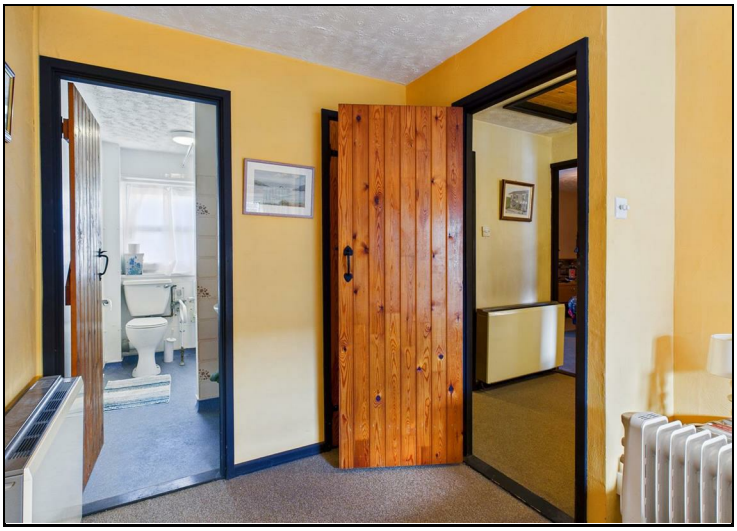
PARKING
The property does not own the parking section in front of the cottage, but it has historically always been used as parking for the cottage.

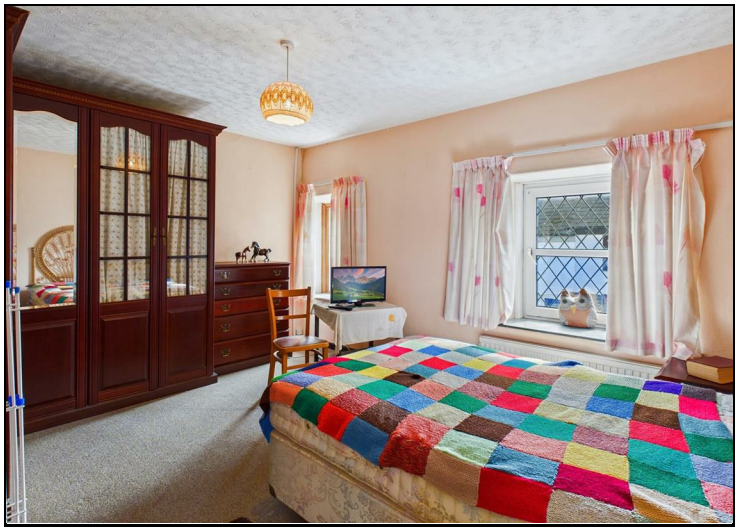
TENURE
Freehold

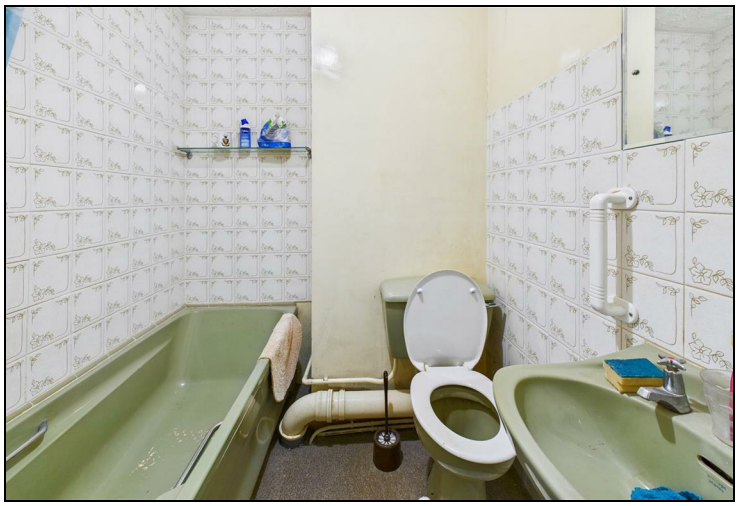
SERVICES
Mains electricity, water and drainage

COUNCIL TAX
Band C









Start & co
THE NEWQUAY ESTATE AGENT
www.starts.co.uk

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