

## 3 Higher Trewince, Newquay, Cornwall TR8 4HR



**CHARACTER BARN CONVERSION | VALLEY AND DISTANT SEA VIEWS | 3 bedroom semi-detached barn conversion with adjoining garage and sunny rear garden. The property has stunning views across the valley towards Newquay and out to sea.**

- Adjoining garage and parking space
- Electric heating and wood sealed double glazing
- Rural position 4 miles from Newquay Town
- Sunny enclosed rear garden
- Recently fitted modern kitchen with dining area
- Large lounge with views and vaulted ceiling

**Price £325,000 Freehold**

This very unique stone barn conversion with lots of character and features that occupies a semi-rural plot located on the end of the terrace of 3 houses. Newquay Airport is just 1 mile away with the beaches at Watergate Bay and Mawgan Porth just being a 5 minute drive as well as Newquay Town Centre. The terrace of houses sits at a top of a hill with the property enjoying views over the valley and out to sea.

The property is presented in a good decorative condition and is waiting for someone to really make it their own. It has wooden sealed double glazed window and electric heating throughout.

From the front car park there is a concrete path leading to the front entrance vestibule and further to the entrance hallway. The 3 bedrooms are located on the ground floor and can all accommodate a double bed with the master also equipped with a fitted wardrobe. The family bathroom is also on the ground floor and is equipped with a side panel bath with shower over, pedestal basin and low level WC.

Upstairs, thanks to the reverse accommodation, the lounge enjoys views towards Newquay Headland and out to sea. The lounge has a vaulted ceiling with exposed beams and a stone faced open fire. To the rear of the lounge is a large WC. At the rear is a modern kitchen with an extensive range of floor and wall mounted units with a wood block effect worktop over and metro splashback surround. There is ample room for a dining table.

A rear door from the kitchen brings you out to the level garden. A wooden walkway to the rear makes way to a patio area with a further fenced and lawned garden behind.

**TENURE**

Freehold

**SERVICES**


Mains Water, electric and shared septic tank.

**COUNCIL TAX**

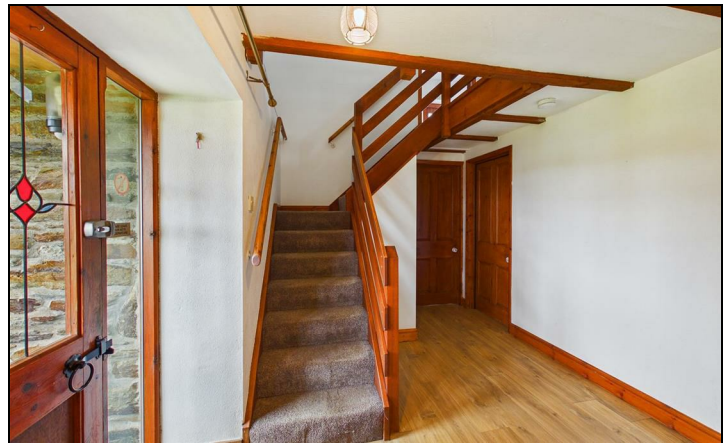
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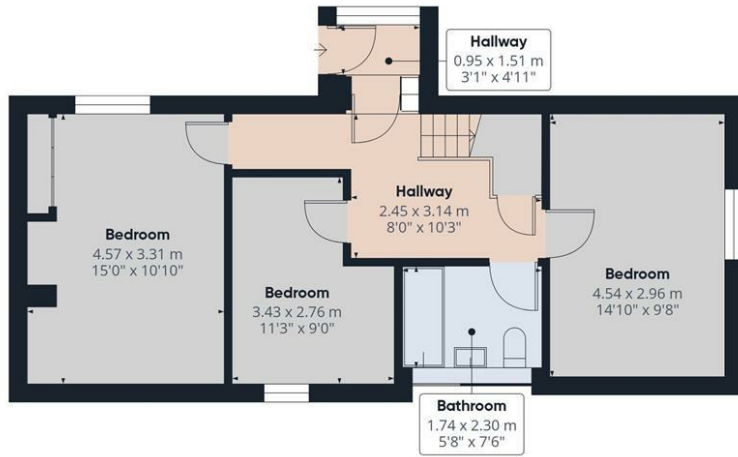
**DIRECTIONS**

The property is situated in a small group of cottages. To reach the property you need to drive past the entrance of RAF St Mawgan and then take the next left turn. Higher Trewince is situated at the end of this road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
103.3 m<sup>2</sup>  
1112 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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