

Sycamore Cottage, The Square, St Columb Minor, TR7 3HB



GRADE 2 LISTED STONE BUILT COTTAGE | STUNNING MATURE REAR GARDEN | Refurbished 4 bedroom stone cottage in 'The Square', a lovely spot at the bottom of St Columb Minor with a stunning rear garden presented to a high standard throughout.

- Stunning stone built grade 2 listed property
- Immaculate condition throughout with period features
- Lounge with log burner and parquet flooring
- Off road parking space
- Gas central heating and a mixture of double and single glazing
- Large mature rear garden with storage and summerhouse

Price £450,000 Freehold

Located in the village of St. Coulmb minor just a stones throw from the village pub, the cottage sits in the heart of the lower St Columb conservation area. The quiet location offers a great family home with easy access to Newquay's stunning beaches as well as all of the amenities that the new Nansledan development has to offer being just a 10 minute walk up the road.

Upon entering the cottage, you enter into the lounge/diner which has kept it's character with exposed beams, stone walls, parquet flooring and fireplace. This leads through to the kitchen that has a range of shaker style kitchen units under a solid woodblock worktop with a Belfast sink retaining the character of the building. There are integral appliances as well as a 7 burner range style cooker with a characterful earth fired metro tile surround. This leads through to the utility room, downstairs WC and the stable door providing access to the rear garden.

To the first floor are 2 double and 2 single bedrooms with the double bedrooms enjoying some features from the fireplaces below. There is also a family bathroom which has been completely renovated with contrasting marble effect tiles to the floor and walls, a glass fronted shower, free standing bath and basin with a shaker style vanity unit under.

The mature rear garden is a true feature of the house, with a lower path to the back of the house raising to a large lawned garden surrounded by beautiful trees and hedging moving back to a private decked area with summer house and additional storage/workshop. The path directly to the rear of the house provides right of way access for the terrace.

LIVING ROOM

13'1" x 23'9" (4.01 x 7.24)

KITCHEN

10'1" x 10'6" (3.09 x 3.22)

UTILITY ROOM

5'9" x 9'5" (1.77 x 2.88)

WC

3'5" x 4'4" (1.05 x 1.33)

BEDROOM 1

13'9" x 11'2" (4.21 x 3.42)

BEDROOM 2

13'10" x 9'8" (4.23 x 2.95)

BEDROOM 3

5'9" x 13'6" (1.77 x 4.12)

BEDROOM 4

10'5" x 5'1" (3.20 x 1.57)

BATHROOM

9'11" x 4'9" (3.04 x 1.46)

TENURE

Freehold

SERVICES

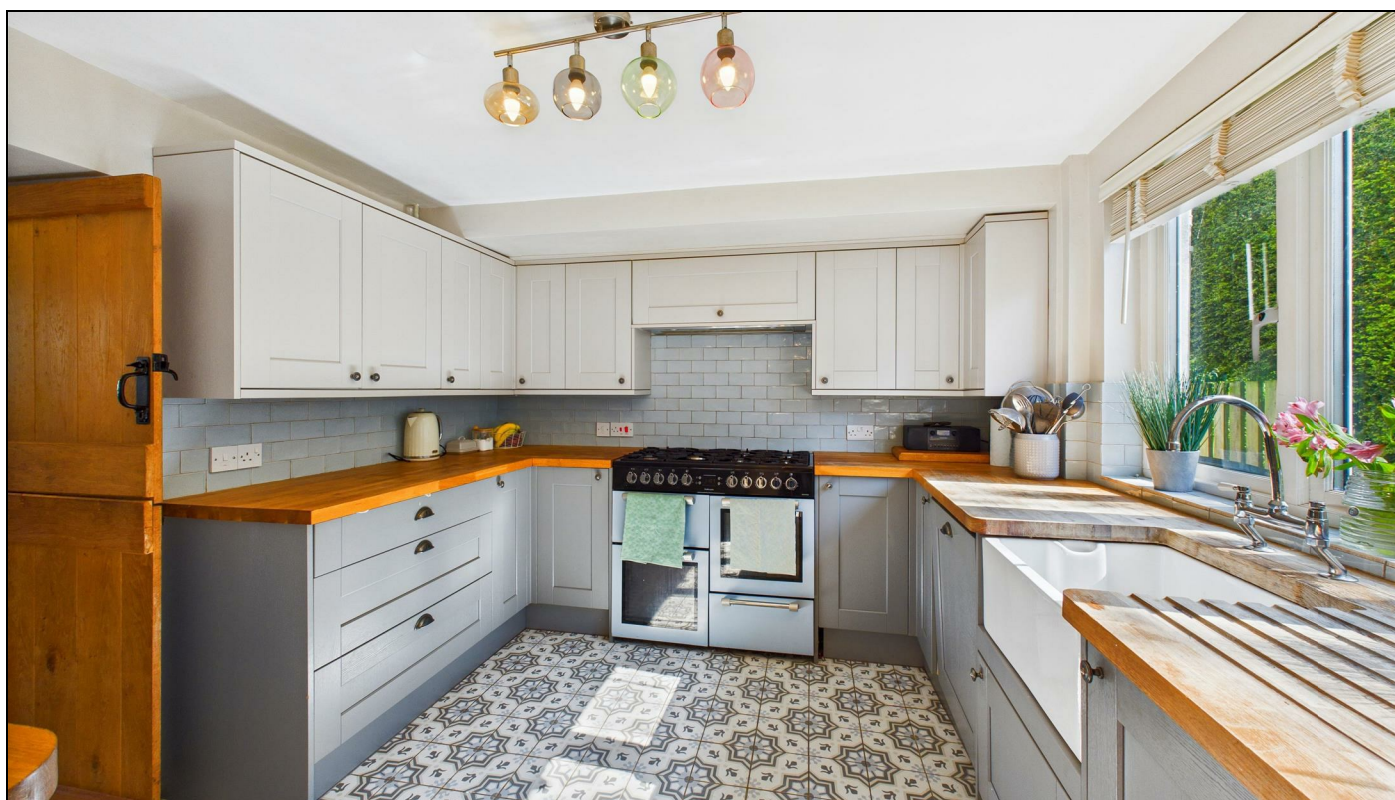
All Mains

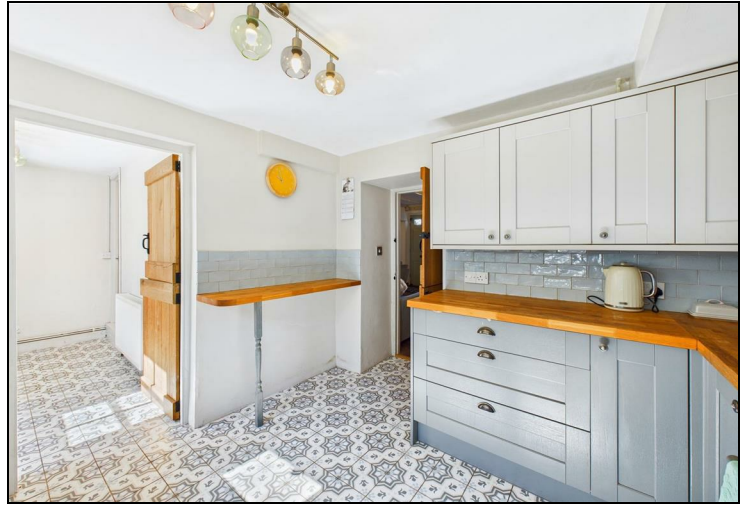
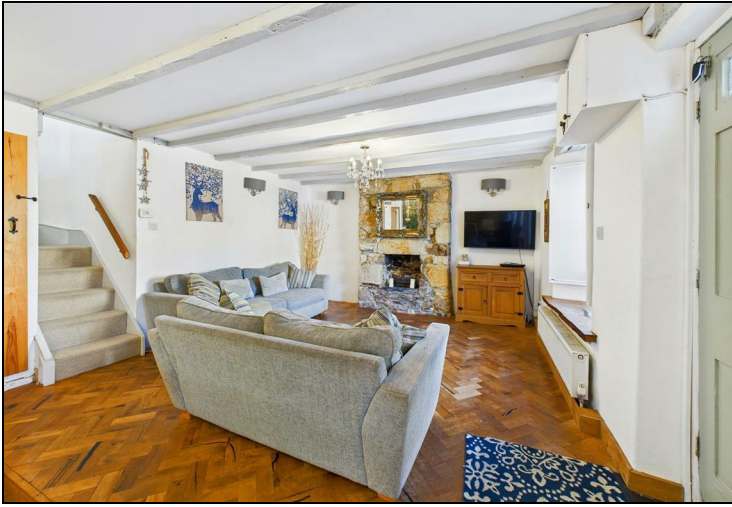
COUNCIL TAX

Band D

EPC

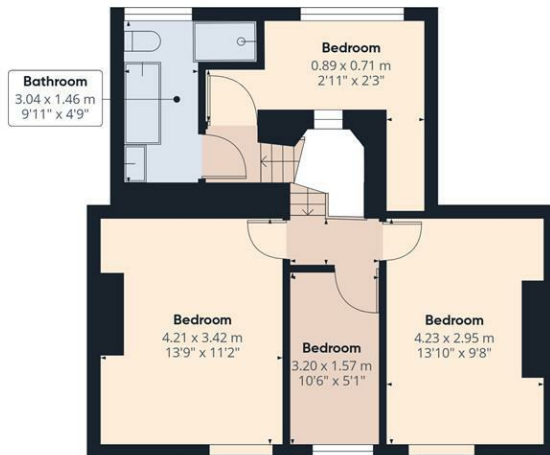
The property is Grade 2 listed and therefore EPC exempt.







Floor 0



Floor 1



Approximate total area⁽¹⁾
97.4 m²
1048 ft²

(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.

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