

## 8 St Marys Road, Newquay, TR7 1JU



**STUNNING SYMPATHETIC REFURBISHMENT THROUGHOUT |  
SEA VIEWS FROM GROUND & FIRST FLOORS | Stunning 4  
bedroom town house on a very popular residential street in the  
heart of Newquay Town presented immaculately with views  
across Newquay Bay and South facing garden and 2 parking  
spaces.**

- Original period features running throughout the property
- South facing rear garden with sheltered patio and Utility cupboard
- 2 allocated parking spaces with storage and garage potential
- Stunning views across Newquay Bay and the North Cornish Coast from all levels
- Newly fitted kitchen with quality appliances
- 4 first floor bedrooms with planning app for additional master en-suite

**Price £425,000 Freehold**

St Marys Road is one of the favoured residential streets in the 'Old' Newquay town area thanks to little through traffic and its elevated position over the neighbouring street allowing Newquay Bay and Coastline views from all levels. Mainly used by residents only, the street offers an unusually quiet location for such a central position.

Newquay Town with its vast selection of independent Cafes, Coffee Shops and Bars has made the town a popular holiday destination with a unique and inclusive feel. This, coupled with improved transport links via the A30 and Newquay Airport has really made it one of the top tourist destinations in Cornwall. As a result, as well as the flexible modern nature of working, has led to an increased number of families moving to the area to enjoy the natural beauty of the coastline on the doorstep.

From the street No 8 St Marys Road is accessed from some private steps leading to the front terrace and main entrance door. You are instantly hit with the quality of finish with the original tiles, stained glass internal door and dado rails being complimented with decorative panelling and column radiators. The entrance provides access to the downstairs WC, stairwell to the first floor with covered storage and the lounge/diner.

The lounge/diner has lots of stand out features, with the large bay window to the front with views up the coastline, a newly installed parquet floor, 2 original fireplaces and lots of fitted alcove storage. Although open plan, the rooms divides nicely still benefitting from the light the dual aspect open plan provides. To the rear of the room is a door to the rear covered patio and into the kitchen.

The kitchen has been newly installed and boasts a range of 2 tone woodgrain shaker style kitchen units, giving a modern twist on a very traditional look. A pure white cashmere quartz worksurface, brushed brass handles and quality appliances throughout adds the finishing touches to a well thought out kitchen.

On the first floor the landing splits to provide access to the rear bedroom (No 3) and the family bathroom. The bathroom has been finished with a micro cement which is both hardy and practical whilst giving a modern finish with a vanity basin, full length bath and WC.

To the front is a rear facing large double (bedroom 2), and a further double and single room both enjoying the views over the Bay and Coastline. Both large double rooms benefit from original features with the standout being the original fireplaces with alcove storage either side. The Hallway also provides ample room for a return staircase to the attic where there is potential for a further Master en-suite bedroom which would really maximise the view on offer. The current owners have a planning app in place to do this PA25/09092.

To the rear, the patio is covered by an Edwardian style porch with a slate roof with Velux which provides covered eating year round. This provides access to a rear utility cupboard with plumbing for a washer and dryer. The level lawned garden has a blockwork and batted fence fully securing the property with a rear gate providing access to the rear storage and parking spaces.

## COUNCIL TAX

The property is currently being banded.

## SERVICES

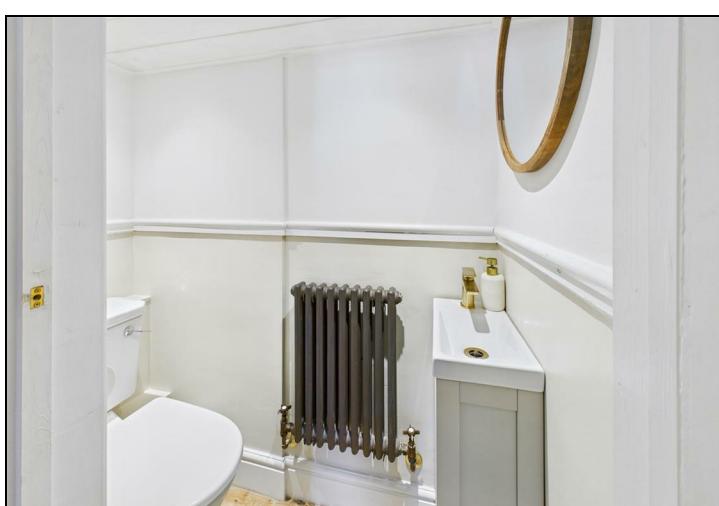
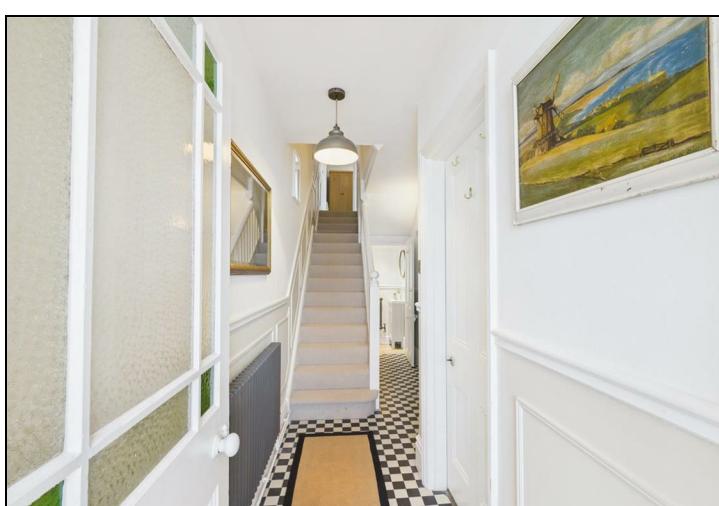
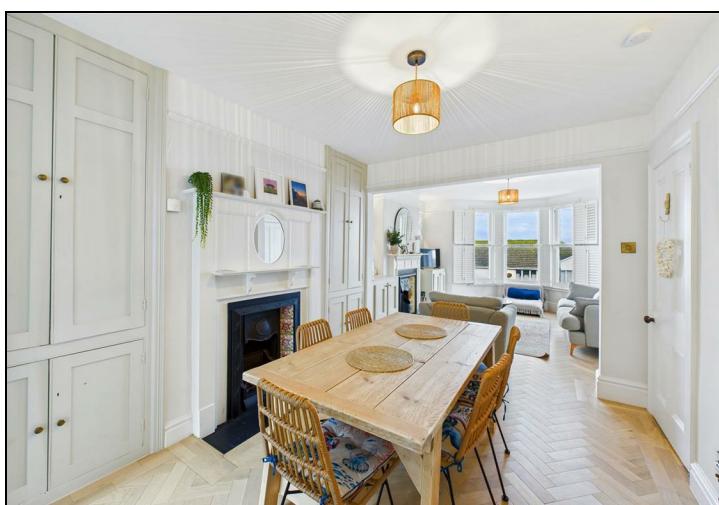
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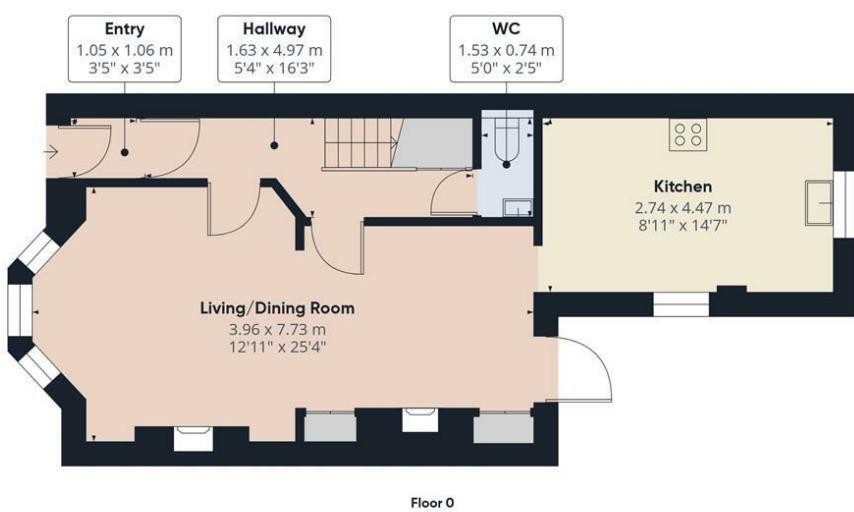
## TENURE

Freehold

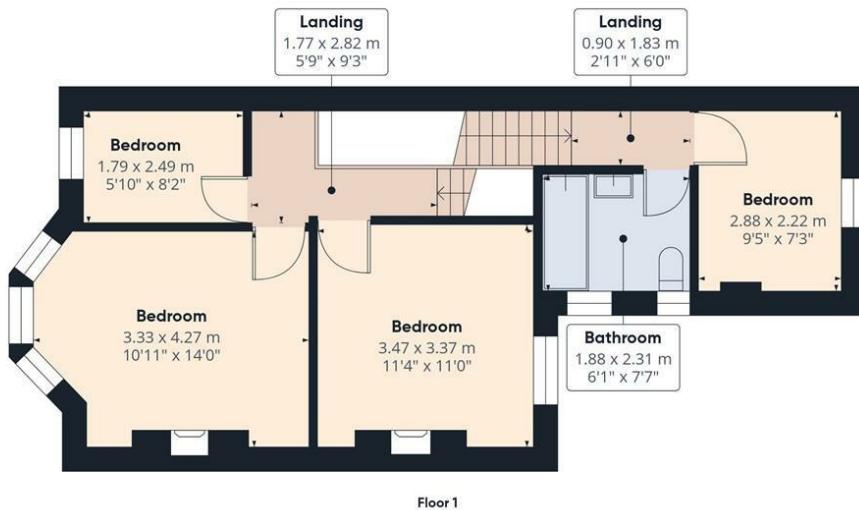
| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |







Approximate total area<sup>(1)</sup>  
91.3 m<sup>2</sup>  
983 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.

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