

4 THE CROSS

ST. NEWLYN EAST

TR8 5LF



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL FOUR BEDROOM CHARMING COTTAGE

This four bedroom end terrace property is situated in the convenient village of St Newlyn East. The dwelling is within walking distance of the amenities on offer, and affords spacious accommodation throughout.

The accommodation includes; four bedrooms, sitting room, kitchen/dining room, utility room, shower room, sun room, study and a bathroom. There are a range of outbuildings that provide useful storage facilities as well as a generous, private garden.

Viewing is highly recommended.

EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £395,000

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PHILIP MARTIN

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- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

4 The Cross is a four bedroom end terrace property situated in the heart of the popular village of St Newlyn East; within just a short walk of the centre of the village, including the facilities on offer such as shop, public house and primary school. Much larger than first apparent, the dwelling has been modernised and improved dramatically during the current ownership to provide spacious, versatile accommodation that is well presented throughout. In all, the accommodation includes; entrance porch, hallway, sitting room, kitchen/dining room, sun room, utility room, shower room and study to the ground floor with four bedrooms (accessed via two separate staircases) and a bathroom to the first floor. There are a range of outbuildings, including both a barn and timber structures that are useful storage facilities but could also provide spaces for workshops or conversion subject to the necessary planning consent. There is also a generous, level garden that is completely enclosed and mainly laid to lawn.

LOCATION

St. Newlyn East village has an excellent range of facilities including village shop, post office, primary school, public house, butchers and cricket club. Newquay and the north Cornish coast is approximately six miles and the A30 is slightly closer for quick commuting throughout the county.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Useful boot and coat storage with door into;

HALLWAY

A versatile space that could be used as a study with stairs rising to first floor and door into;

SITTING ROOM

4.31m x 3.63m (14'1" x 11'10")

Window to front. Wood burning stove. Electric night storage heater.

KITCHEN/DINING ROOM

5.77m x 3.25m (18'11" x 10'7")

Comprising a generous range of both base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window looking out to the rear. Space for fridge/freezer and cooker with extractor fan over. Integrated dishwasher and wine fridge. Ample space for dining table.

SUN ROOM

2.83m x 1.89m (9'3" x 6'2")

A useful seating area with double doors out onto patio and opening into;

UTILITY ROOM

1.86m x 1.82m (6'1" x 5'11")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with plumbing for washing machine.



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SHOWER ROOM

1.83m x 1.52m (6'0" x 4'11")

Fully tiled and comprising corner shower cubicle, vanity hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

STUDY

3.86m x 3.41m (12'7" x 11'2")

A useful and versatile room that could be a home office/studio. Double doors opening out to patio, door into large cupboard and stairs rising to;

FIRST FLOOR

ATTIC ROOM

3.79m x 3.66m (12'5" x 12'0")

A loft converted bedroom with good ceiling height. Velux window.

SECOND STAIRCASE

BEDROOM

3.01m x 2.52m (9'10" x 8'3")

Window to front. Radiator. Electric panel heater.

BEDROOM

3.46m x 2.70m (11'4" x 8'10")

Window to front. Fitted cupboard. Electric panel heater.

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BEDROOM

3.41m x 3.29m (11'2" x 10'9")

Window to rear. Spacious fitted cupboard. Electric night storage heater.

BATHROOM

3.40m x 1.95m (11'1" x 6'4")

Comprising a bath, corner shower cubicle, vanity hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

OUTSIDE

There is gated access to the rear of the dwelling, which could be used for vehicles, that leads up to the range of outbuildings and to the back door of the property. The outbuildings provide a great space for storage, but could also be utilised as a workshop or home office/studio. There is a patio providing a seating area by the back door; as well as an enclosed garden that is level and laid to lawn with mature shrubs and trees around and enjoys a tremendous amount of privacy. A pleasant decking area provides the perfect outdoor seating and dining space.

There is a pedestrian right of way around the back of the property for the neighbouring properties.

OUTBUILDINGS

A range of outbuildings, including a former barn and two timber stores that are useful storage facilities but could also be used as home offices/studios if necessary.

SOLAR PANELS

The property also benefits from 6 Solar Panels that were installed in 2022.

COVENANT

Please note - there is a covenant on the title stating that the dwelling can only be used as one dwelling-house.

SERVICES

Mains water, electric, drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and at Carland Cross roundabout take the left hand turning onto

the A30 signposted to Redruth. After approximately two miles take the right hand turning signposted to Goonhavern and after a short distance turn right signposted to St. Newlyn East. Proceed into the village and pass the primary school until you reach the crossroads and turn left onto The Cross. No.4 can be found on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

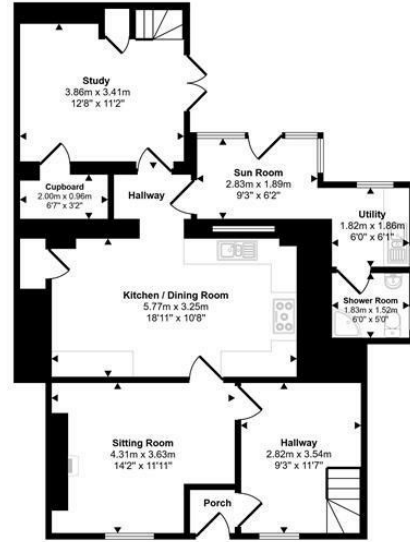
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



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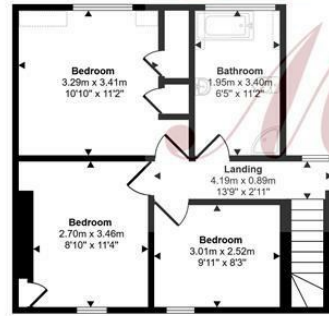


Approx Gross Internal Area
204 sq m / 2199 sq ft



Ground Floor
Approx 86 sq m / 930 sq ft

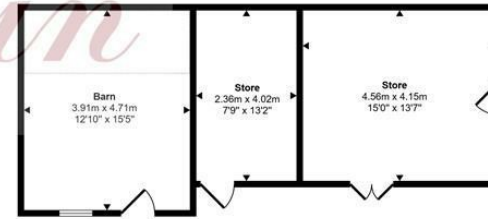
Denotes head height below 1.5m



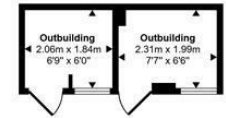
First Floor 1
Approx 47 sq m / 508 sq ft



First Floor 2
Approx 14 sq m / 149 sq ft

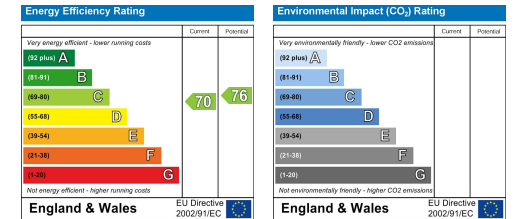


Outbuildings 1
Approx 48 sq m / 519 sq ft



Outbuildings 2
Approx 9 sq m / 93 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.







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