



- Five Bedroomed House
- Oil Fired Heating
- Detached Annexe (Unfinished)
- Workshop & Wood Store

4 Station Road, St. Newlyn East, Newquay, TR8 5ND

£385,000

Boasting spacious and diverse accommodation, this deceptive family home has been extended over the years and also boasts a (partially built) detached one bedroom annexe. The main residence boasts an entrance hallway, living room, study area, playroom/sitting room, large kitchen/diner with space for electric range, to the first floor are the five bedrooms, family bathroom and separate shower room. Externally there is an garden area to the side and rear, large workshop, wood store, and detached annexe. For those wishing to purchase a spacious family home within this popular village location a viewing is strongly advised.



## Property Description

### DESCRIPTION

Boasting spacious and diverse accommodation, this deceptive family home has been extended over the years and also boasts a (partially built) detached one bedroom annexe. The main residence boasts an entrance hallway, living room, study area, playroom/sitting room, large kitchen/diner with space for electric range, to the first floor are the five bedrooms, family bathroom and separate shower room. Externally there is an garden area to the side and rear, large workshop, wood store, and detached annexe.

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### LOCATION

The village of St Newlyn East has a wide range of amenities which include shops, restaurants and a junior school and is also within motoring distance to the A30, Newquay and Truro city centre.

### ENTRANCE HALLWAY

Double glazed door, tiled floor radiator.

### LIVING ROOM

12' 9" x 10' 9" (3.91m x 3.29m) Double glazed window to front elevation, radiator.

### STUDY AREA

10' 0" x 9' 2" (3.06m x 2.80m) Stairs to first floor.

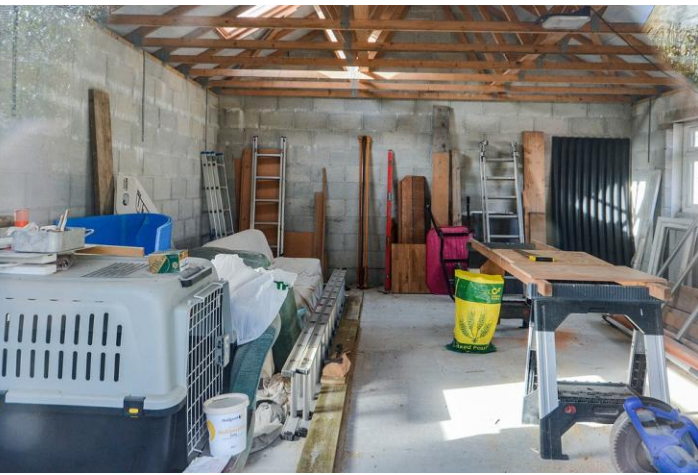
### SITTING ROOM/PLAY ROOM

Double glazed window to front elevation, radiator.

### KITCHEN/DINING ROOM

17' 4" x 16' 0" (5.29m x 4.89m) Fitted with a range of base and wall units, space for electric range, Belfast sink units, double glazed window to rear elevation, radiator.





**SEPARATE W/C**  
Low level w/c, wash hand basin.

**FIRST FLOOR LANDING**  
Built in storage cupboards access to all rooms, skylight.

**BEDROOM**  
10' 8" x 9' 0" (3.27m x 2.76m) Double glazed window to front elevation, radiator.

**BEDROOM**  
13' 5" x 9' 6" (4.11m x 2.92m) Double glazed window to front elevation, radiator.



**BEDROOM**  
13' 4" x 9' 8" (4.07m x 2.96m) Double glazed window radiator.

**BEDROOM**  
8' 11" x 7' 5" (2.73m x 2.27m) (Irregular Shaped Room)  
Double glazed window, radiator.

**BEDROOM**  
15' 4" x 8' 9" (4.69m x 2.69m) (Irregular shaped room)  
Double glazed window to side and rear, radiator.

**BATHROOM**  
11' 5" x 4' 7" (3.49m x 1.41m) (Irregular Shaped Room)  
Bathroom suite comprising: Pedestal wash hand basin, low level w/c, panel bath.

**SHOWER ROOM**  
Low level w/c, wash hand basin.

**ANNEXE**  
21' 11" x 17' 8" (6.69m x 5.40m) (Overall Measurement/Construction Not Complete/Drainage in place).  
To create accommodation comprising: Bedroom. Bathroom, Lounge, Kitchen, Utility Room. Planning Application Number PA11/05109



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**WORKSHOP**

4.60 x 3.94 + 5.03 x 2.77. Large workshop with light and power.

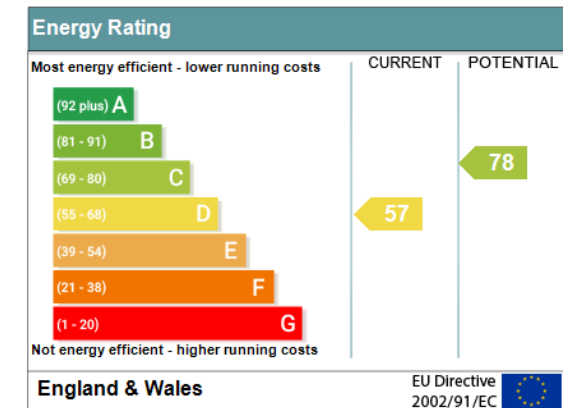
**WOOD STORE & STORAGE**

Large storage area.

**GARDEN**

The gardens are approached by a side access with a lawn area to side and rear.

Address: 4 STATION ROAD, ST NEWLYN EAST, ST NEWLYN EAST, T...  
RRN:



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