STAGS



Sea Pink Cottage

Sea Pink Cottage, 4 Bownder Bors, Newquay, Cornwall TR7 1GJ







Newquay Town - 2 miles.. St Agnes - 12 miles. Truro - 13 miles.

Located on this popular north coast development on the outskirts of Newquay town, a well-appointed and beautifully presented family home with, garage, excellent parking and easy maintenance outdoor spaces.

- No Onward Chain
- Three Bedrooms
- Low Maintenance Gardens
- Beautifully Presented
- Garage
- Off Street Parking
- Kitchen/ Diner
- Open Front Aspect
- Council Tax Band C
- Freehold

Guide Price £365,000

DESCRIPTION

Affectionately known as 'Sea Pink Cottage' this well presented modern three bedroom mid terrace property, with living room, modern fitted kitchen/dining room, ground floor cloakroom/ w.c, family bathroom, double glazing and gas central heating.

Positioned in an enviable spot overlooking open green space in the highly sought-after Tregunnel Hill development, 4 Bownder Bors offers the perfect combination of modern living and coastal lifestyle. Designed in partnership with the Duchy of Cornwall, this attractive neighbourhood is just a short stroll from Newquay's stunning beaches, bustling town centre, and tranquil riverside walks. Offering a peaceful yet convenient lifestyle, it provides easy access to local amenities, schools, and transport links.

Built around 2014 by the well-respected Morrish Homes, this neatly presented and well-appointed home has been maintained well by the current owner and presents an ideal opportunity to purchase a 'turn key' property ready to move straight into.

SITUATION

Situated within this highly regarded Prince Charles Duchy of Cornwall development in Newquay with the town centre, Fistral beach and the river Gannel estuary all within half a mile. The property is located just a brisk stroll to the stunning coast, rural footpaths and town centre.

OUTSIDE

Outside the property benefits from a beautifully landscaped enclosed rear garden, sun patio and garage. To the front the property boasts a wonderful open aspect over looking a communal green space.

SERVICES

Mains electricity, gas, water and drainage. Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors – Likely.

VIEWINGS

Internal viewing is strongly recommended via Stags Truro.

DIRECTIONS

Proceeding along Gannel Road, Newquay towards Pentire from Trevemper, take the turning on the right into Tregunnel Hill. At the pay and display car park turn left into the development and continue into Stret Caradoc and then left into Stret Constantine where you will find the green open space previously referred to. The property can be identified as number 4 and by its distinctive pink colour overlooking this wonderful space.

AGENTS NOTE

We understand there is an annual management/ service charge of around £180 pa for the upkeep of the development. Furthermore holiday letting is not permitted at Tregunnel Hill.


PLAIN SAILING
PUSH OFF
OLD SALT
SHIPSHAPE
STEAM AHEAD
ALL HANDS ON DECK
PORT OUT
STARBOARD HOME
LAND LUBBER
BATTEN DOWN THE HATCHES
LIMEY
OUT OF YOUR SAILS

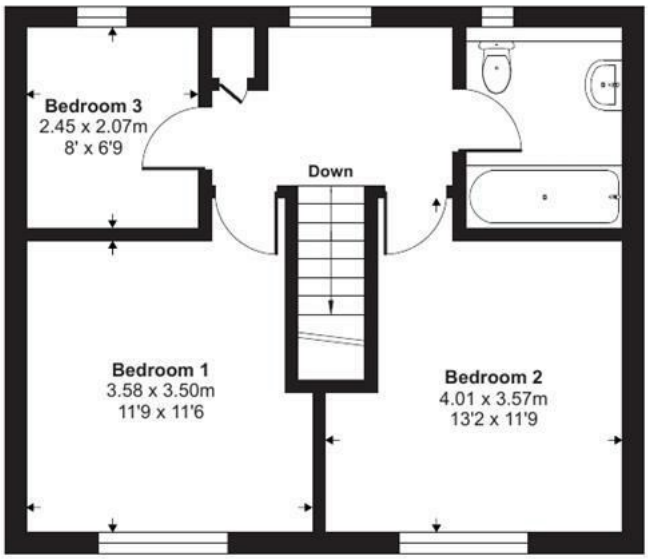




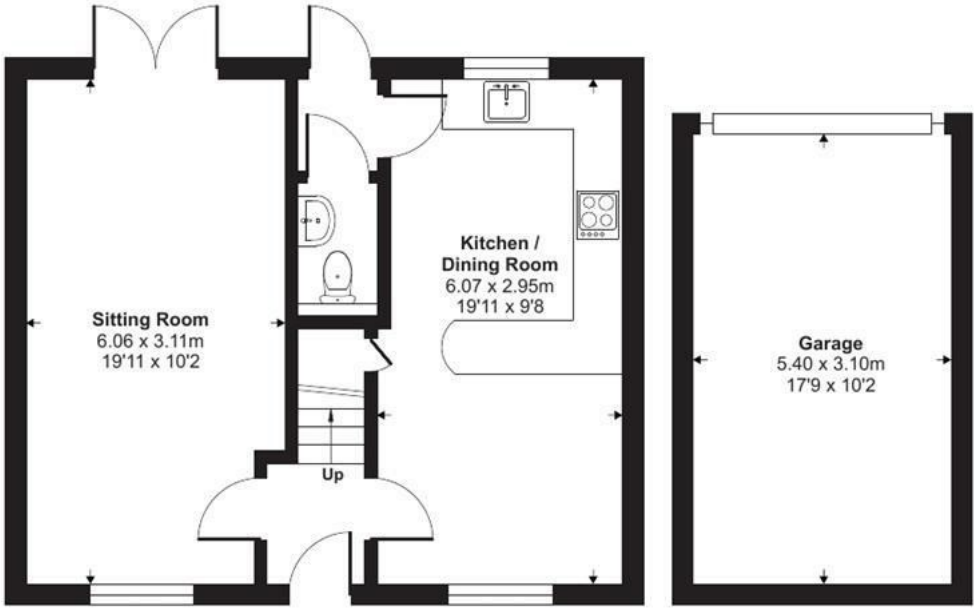




Approximate Area = 934 sq ft / 86.8 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1114 sq ft / 103.5 sq m
For identification only - Not to scale



First Floor

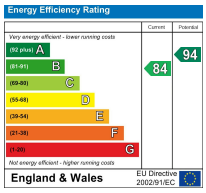


Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1266815

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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