

STAGS

Shirspen

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Gummows Shop, Newquay, Cornwall, TR8 4PP

Newquay - 4.5 miles Truro - 10 miles St Austell - 11 miles

A striking modern family home in a convenient semi-rural location surrounded by Cornish countryside and farmland.

- Semi Rural Location
- Recently Extended
- Ample Off Street Parking
- Freehold
- 4 Bed Modern Family Home
- Countryside Views
- No Onward Chain
- Council Tax Band E

Offers Over £530,000

SITUATION

Gummow's Shop is a hamlet in the civil parish of St Newlyn East situated on the A3058 road southeast of Kestle Mill on the outskirts of Newquay. Aptly named as before 1938, there was a blacksmith in the building now known as "The Old Smithy". The property is in located conveniently for access to the town of St Austell and the City of Truro with its shops, museum, art galleries along with an extensive range of eateries and bars.

Trerice Manor is within 2.5 miles of the property and is a historic National Trust Tudor Manor. The town and beaches of Newquay are within five miles and Newquay Airport is approximately eight miles where you can fly to a host of destinations both national and international.







DESCRIPTION

A striking modern family home in a convenient semi-rural location surrounded by Cornish countryside and farmland. The property itself is approximately 16 years old but has recently benefited from a single-story extension. As you enter the property you are welcomed by the entrance hall with frameless glass and oak staircase providing access to the partial open plan living space incorporating a sitting room with feature log burning stove, dining space and kitchen area. The kitchen has been designed around a central island and offers a range of high gloss fitted units and stonework surfaces. The property has some integrated appliances and an instant boiling water tap. To complete the ground floor accommodation is a separate utility which provides access to the integral garage, cloakroom and ground floor bedroom.

The first floor has three further double bedrooms. The master bedroom is served by an en-suite bathroom with a family bathroom catering for the other bedrooms and features a roll top bath. The property is in fantastic condition throughout and is sold with no onward chain.

OUTSIDE

The property has a block paved level drive way to the front enclosed by a timber frame gate. The south facing rear enclosed garden is laid mainly to lawn with a raised composite decking area.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains water and electric. Private drainage (septic tank). Oil fired central heating. Broadband speed up to 1000 Mbps, Mobile coverage indoors – EE, O2, Three and Vodafone limited. Mobile coverage outdoors – EE, O2, Three and Vodafone likely.

DIRECTIONS

Driving South along the A30 take the exit at Summercourt and turn right at the T-junction onto the A3058 towards Newquay. After 1.2 miles turn right and the property will be immediately on your left.

AGENTS NOTE

1 - Rear elevation displayed. 2 - The property is now vacant and unfurnished.







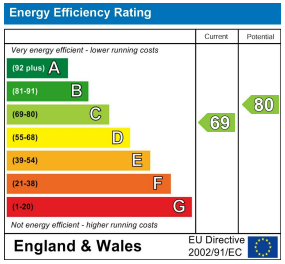
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Approximate Area = 1786 sq ft / 166 sq m
Garage = 213 sq ft / 19.7 sq m
Total = 1999 sq ft / 185.7 sq m
For identification only - Not to scale







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RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1130296