

**Jack Lane, Newlyn, TR18**  
**Moments From the Harbour and Town Centre**  
**Guide Price £395,000**

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**EXCLUSIVE**



# **A Warm Welcome to This Much Loved Cottage, Located on Jack Lane in Newlyn**

**Guide Price £395,000**

Is this the home you've been picturing all along? Brimming with character and finished with stylish flair, this beautifully renovated double-fronted cottage is just a short stroll from the vibrant heart of Newlyn – which is well known for its fantastic food scene. With three generous double bedrooms (including a fabulous en-suite primary) and open plan living areas just made for entertaining, this is the perfect blend of period charm and modern living.





### The Property

The cottage makes a wonderful first impression – double-fronted with box sash windows that hint at the charm within. Step inside and you're greeted by a fabulously light and airy open-plan reception room, triple aspect and thoughtfully arranged into distinct living, dining, and kitchen areas. Whether you're entertaining guests or enjoying a quiet night in with the family, this space has been designed for both sociability and comfort.

The living area centres around a cosy wood-burning stove with a beautiful granite surround – the perfect spot to curl up in front of on cooler evenings. To the rear, the dining area enjoys a seamless connection to the outdoors via wide French doors that open out onto a private rear courtyard.

At the heart of the home, the kitchen is a real showstopper – high-spec, expertly laid out, and like something straight out of a design magazine. We absolutely adore the striking two-tone cabinetry.

Crisp white shaker-style wall units are perfectly paired with deep charcoal base cabinetry, creating a timeless contrast that's both elegant and contemporary. The sleek stone worktops and matching island offer plenty of prep space, while the statement pendant lighting adds a warm, modern touch. Integrated appliances, a flush-mounted induction hob, and thoughtful details complete the look. With an open-plan flow to a cosy seating nook, it's the ideal space for cooking, entertaining, and everyday living. Also on the ground floor you will find a



convenient cloakroom.

Upstairs, you'll find three beautifully presented bedrooms, each light-filled, neutrally decorated, and finished with soft, plush carpeting – the perfect retreat for resting weary heads. The principal bedroom enjoys the added luxury of a sleek and stylish en-suite shower room.

Also upstairs you'll find the family bathroom. Classic white metro tiles create a clean, timeless look, perfectly complemented by dark wall paint and patterned floor tiles. The standout stone countertop basin adds a touch of boutique hotel luxury, paired with a sleek mixer tap and illuminated mirror. A full-size bathtub with overhead shower offers the best of both worlds, while the frosted window allows for plenty of natural light with complete privacy.

### The Outside

The garden is a charming and private courtyard-style space with a peaceful, Mediterranean-inspired feel. It's fully paved with large stone slabs, making it low-maintenance and perfect for outdoor entertaining or relaxing. The surrounding whitewashed stone walls give a lovely rustic character, softened by creeping greenery and mature plants that spill over the top, adding texture and life. What a spot for enjoying a morning coffee or evening drinks. The garage also enjoys direct access to the courtyard, making it an ideal space for a workshop, hobby room, or secure, sheltered storage.

### The Location

Newlyn is a highly desirable coastal town, with stunning scenery and fresh





seafood straight off the boats at the legendary fish market. There's a thriving art and culture scene in Newlyn, with numerous galleries and festivals throughout the year. The town also hosts a range of local events, including the famous Newlyn Fish Festival and Newlyn Arts Festival. Outdoor enthusiasts will love the opportunities for hiking, cycling, and other activities, thanks to the beautiful countryside surrounding Newlyn. And for those looking to explore further afield, the town is conveniently located near other popular destinations in Cornwall, such as St. Ives, Penzance, and Land's End. Overall, Newlyn offers a unique blend of coastal living, local produce, art and culture, and outdoor activities. It's a fantastic place to call home.

#### Hunters West Cornwall

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#### Useful Information

Local Authority: Cornwall Council

Council Tax Band: C

Energy Performance Certificate: 76 C (potential 88 B)

Property Type: End of terrace

Construction: We would expect the original cottage is rendered over stone, with newer extensions to the rear (unverified)

Central Heating: Electric

Services: Mains electricity, water, drainage

Listed: No

Conservation: Yes (according to Cornwall Council interactive mapping)

Mobile Signal: According to Ofcom EE and Three are variable in home and good outdoors

Broadband: According to Ofcom, Ultrafast broadband with download speeds of upto 1000 Mbps may be available at this address



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>76</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## Jack Lane, Newlyn, Penzance, TR18

Approximate Area = 972 sq ft / 90.3 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

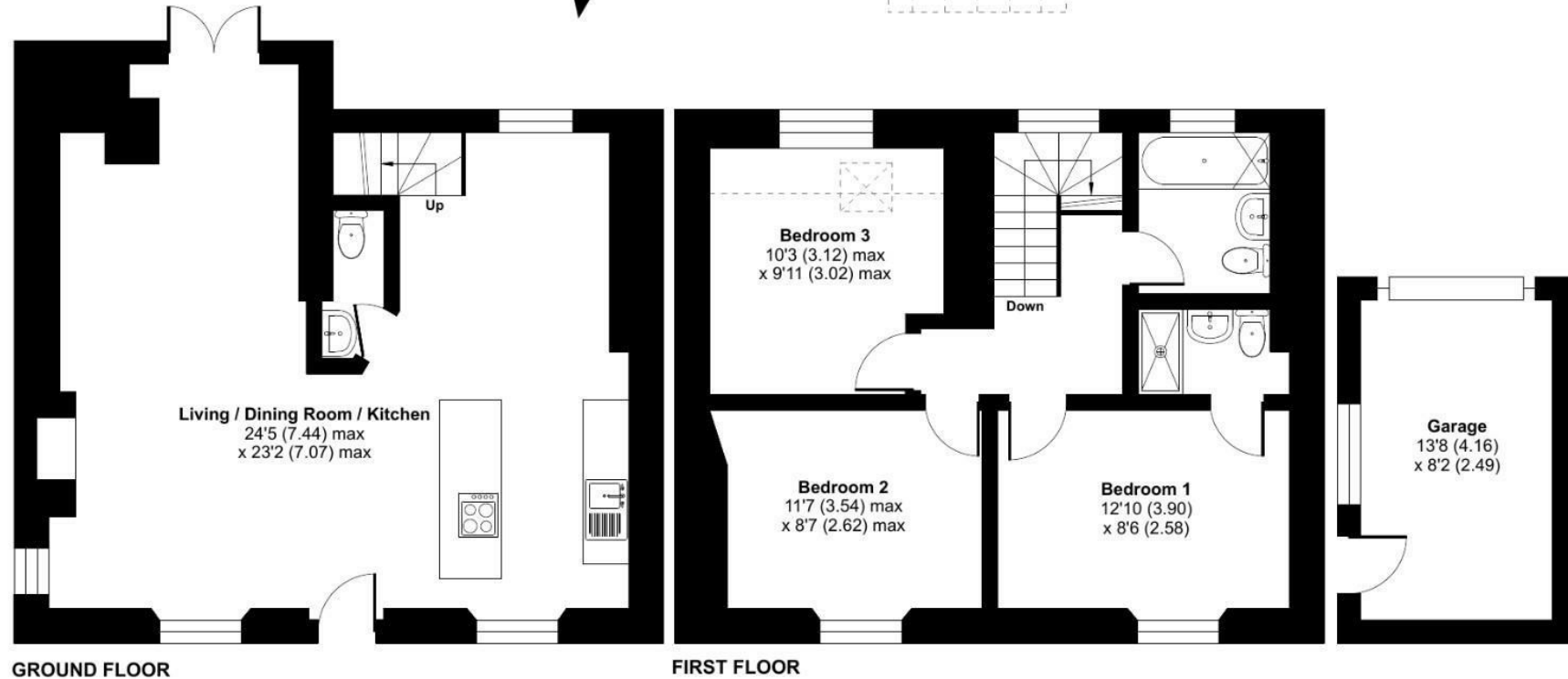
Garage = 111 sq ft / 10.3 sq m

Total = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Denotes restricted  
head height



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Hunters. REF: 1325493

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

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