



9 Quay Court, Mount Wise, Newquay, Cornwall, TR7 2FN

AN ABSOLUTELY INCREDIBLE CONTEMPORARY COASTAL HOME WITH VAST MULTI LEVEL ACCOMMODATION AND ARGUABLY SOME OF THE FINEST SEA AND COAST VIEWS POSSIBLE OVER NEWQUAY BAY. FOUR BEDROOMS, THREE BATHROOMS, ROOF TERRACE AND TWO PARKING SPACES. HOME OR HIGHLY LUCRATIVE HOLIDAY LET.

£485,000
Freehold

our ref: CNN10285

KEY FEATURES



4

- CONTEMPORARY COASTAL HOME
- BREATHTAKING PANORAMIC SEA VIEWS



2

- NEW IN 2016
- LUXURY AND VERY HIGH SPEC
- VAST 4/5 STOREY ACCOMMODATION



3

- 4 BEDROOMS, 3 BATHROOMS
- MASTER EN SUITE
- OPEN PLAN LIVING

Energy rating (EPC) **B**

Council tax band: **D**

- INCREDIBLE ROOF TERRACE
- BASEMENT STORE, UTILITY &

SUMMARY

Mount Wise is one of central Newquay's most sought-after streets, conveniently positioned close to the town centre amenities on the top side of the town, enjoying an elevated vantage overlooking Newquay Bay. In this respect it has the best of both worlds with great views and amenities on your doorstep and superb sea views with many popular beaches a short walk away.

This fine contemporary coastal home offers, in our opinion, some of the finest sea and coast views over Newquay Bay which are breathtaking from every level but particularly from the elevated roof terrace.

New in 2016 with the residual balance of a 10-year structural warranty for peace of mind and having a very high spec finish throughout, this property ticks every box one could desire for a luxury coastal home in the highly sought after coastal town of Newquay. Its position is fantastic, just on the edge of the immediate town centre within a short walk into town and close to many of Newquay's most popular beaches including the world famous Fistral Beach. The most perfect location whether it be for a full-time home or a week's holiday.

Quay Court is a select development of only eleven striking multi-storey homes within their own private complex. The property has vast and highly deceptive accommodation which is spread over five levels in total. As you enter on the ground floor there are two great sized double bedrooms and a quality fully tiled and fitted shower suite for added convenience. Stairs rise to the first floor. The back bedroom is currently utilised as a second living space/study giving it a highly flexible nature, it also has patio doors out onto a rear patio terrace enjoying wonderful



sea views from the terrace. External stairs provide access down to a basement/utility room/surf store with full plumbing connected which is an excellent dry storage area and there is an outdoor hot and cold surf shower.

On the first floor there are a further two double bedrooms, giving four in total, this includes the master bedroom which has its own quality fully tiled fitted shower suite. The main family bathroom is also on this level. All of the bathrooms have beautifully appointed suites and stunning tiling. The master bedroom, as you would expect, enjoys a fantastic sea and coastal view with full height windows to maximise this view.

The second floor of accommodation is the living space, a sleek and contemporary open plan area arranged in three distinct sections, lounge, diner, and kitchen with an overall measurement in excess of 30ft. The living room is positioned to the rear giving the best views from full height and width patio doors, these lead onto a sheltered balcony where the views are just stunning, looking right across the town, huge swathes of Newquay bay and all the way down the north Cornish coastline towards Trevoze Lighthouse.

At the front of this open plan area is the kitchen/diner. There is ample space for a dining suite and the kitchen has a contemporary, sleek range of fitted units in a gloss style finish with integrated appliances to include an oven, hob extractor and dishwasher and fridge/freezer. A great space to relax, unwind, entertain, and simply enjoy.

One of the best features of the property is saved till last, the third-floor roof terrace, which is situated on top of the building. As you would expect being on top of the building and also on Mount wise which also incidentally is one of the highest points in Newquay, the views over Newquay Town, Newquay Bay, right across to Fistral the iconic Headland Hotel and all the way down the Cornish coastline toward Trevoze are completely panoramic and totally uninterrupted

from this level and wow what an amazing view this is! This roof terrace is also sheltered and a great size whether it be for a quiet relaxing drink or to entertain friends on an evening and watch the sunset over Fistral.

Other featured to mention: The property has gas fired central heating throughout, Velfac high-quality double-glazed windows, there are two allocated parking spaces with this property as well as additional visitor spaces. The common areas which include the rear pathway, and the front car park are managed/maintained by the residents for an annual cost of £200. The property could be a highly lucrative holiday home/second home investment, income projections can be given on request.

Mount Wise is actually one of the highest points that can be found within the Newquay area. With five storey accommodation the roof terrace offers one of the highest vantage points to enjoy the most amazing sea and coast views, in our opinion this has to be one of the best vantages that is on offer in the Newquay area to appreciate the sea view of Newquay Bay and the north Cornish coastline.

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ADDITIONAL INFO

Utilities: All Mains Services.

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good with EE. For best network coverage please refer to Ofcom checker

Parking: 2 x Allocated Spaces. Visitor Parking Available.

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Estate Management Fee: £200 per year

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Hall

19' 0" x 3' 5" (5.79m x 1.04m)
Plus Stairs

Bedroom 1

13' 6" x 8' 9" (4.11m x 2.66m)
plus recess for wardrobe

Patio

Shower Room

6' 4" x 5' 8" (1.93m x 1.73m)

Bedroom 2

9' 4" x 9' 0" (2.84m x 2.74m)

Lower Utility/Store

First Floor Landing

11' 0" x 8' 3" (3.35m x 2.51m)
inc stairs

Bedroom 3

10' 4" x 8' 0" (3.15m x 2.44m)

Bathroom

10' 3" x 5' 2" (3.12m x 1.57m)

Master bedroom

13' 6" x 10' 1" (4.11m x 3.07m) plus
recess for door

En-suite

8' 0" x 2' 10" (2.44m x 0.86m)

Second Floor Landing

Open Plan

Kitchen/Lounge/Diner

30' 1" x 13' 6" (9.16m x 4.11m)
Maximum Measurements

Balcony

13' 8" x 3' 8" (4.16m x 1.12m)

Roof Terrace

12' 7" x 9' 11" (3.83m x 3.02m)



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 01637 875 161

 info@newquaypropertycentre.co.uk

 newquaypropertycentre.co.uk

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