



1 Farfield Place, Pentire Avenue, Newquay, Cornwall, TR7 1NY

POSITIONED OPPOSITE THE WORLD FAMOUS FISTRAL BEACH, THE LARGEST HOUSE TYPE AT FARFIELD PLACE. FOUR BEDROOMS, 2 BATHROOMS, SOUTH FACING GARDENS, DOUBLE CARPORT, FREEHOLD AND NO CHAIN.

Guide Price £380,000
Freehold

our ref: CNN9052

KEY FEATURES



4

- FOUR BEDROOM COASTAL HOME



2

- OPPOSITE FROM FISTRAL BEACH



2

- KITCHEN / DINER & CONSERVATORY
- TWO BATHROOMS

Energy rating (EPC) **D**

Council tax band: **C**

- UPVC DOUBLE GLAZING
- SOUTH FACING GARDENS
- DOUBLE CARPORT
- OFF STREET PARKING
- LARGEST HOUSE TYPE AT FARFIELD PLACE

SUMMARY

Pentire remains Newquay's hottest property location, and it's easy to see why! The peninsula of Pentire is surrounded by natural beauty and rugged coastline looking out over the Atlantic Ocean.

On the southern side of Pentire there is the magical Gannel Estuary with its calm tidal waters and beautiful countryside backdrop. It's a great place to enjoy a quieter pace, whether it be walking the dog at low tide, paddle boarding at high tide or rock pooling for crabs with the children. The Gannel is rarely explored, but always adored.

On the Northern side of Pentire there is the world famous Fistral Beach: Newquay's largest and most popular beach. With a vast expanse of golden sand and protected sand dunes there's always room to find your spot for the day with the family. Fistral Beach consistently has world class surfing waves, attracting water sports enthusiasts from all over the world. The Boardmasters surf festival is hosted annually which is twinned with the 50,000-capacity music festival at Watergate Bay. The weeklong beach festival culminates with a WQS ranking surf competition, where you can stand on the shoreline and watch the action. At the North end of the beach there is a large well-equipped complex of boutique shops, fine restaurants and trendy bars and the iconic 5-Star Headland Hotel sits proudly in the background.

The main town centre of Newquay is approximately a mile from Pentire. Here you will find something for everyone including a different beautiful beach for each day of the week. Pentire quite simply is the perfect place to live, holiday, play or rest in one of Cornwall's crowning jewels: Newquay!

An exciting and rare opportunity to buy a deceptively spacious four bedroom coastal home almost directly opposite the world famous Fistral Beach. Offering endless potential for buyers looking to



make their mark in this highly desirable location, whether it be for a full time family home, buy to let investment or lucrative holiday let, the choice is yours.

Farfield Place is a small development of 70's-built town house style properties in the enviable position of being at the entrance to Pentire, just opposite from Fistral Beach. With only twenty-six properties in the development and all freehold, they continue to be popular year after year and are rarely offered for sale.

Number one is the largest house design type on Farfield Place and has the added benefit of being the end of the terrace. As such it has spacious four bedroom accommodation, which also includes two bathrooms, two reception rooms and south facing gardens. In addition to this there is a fantastic closed in double carport and driveway parking for two.

In summary the accommodation consists for the double driveway to the closed in double carport. From here there is an entrance door to a lower ground floor hallway with large storage cupboards. The accommodation starts on the first floor where you will find a rear facing open plan kitchen / diner through to rear conservatory overlooking the gardens, and a front facing large living room that currently offers some sea views towards Fistral, please be advised that these views will be interrupted by the ongoing developments in the area. Additionally on this level there is a separate WC and adjacent shower suite. Please also be advised that the shower suite has been removed, pending refurbishment, but this will now be up to the new buyers to complete to their own personal taste and choice.

On the second floor there are four bedrooms, two to the rear and two to the front, all double rooms. The two front facing ones similar to the living room have elevated rooms towards Fistral Beach, but again these views will be interrupted by the ongoing developments in the area. It is expected that even after the developments are completed there will be some glimpses available and of course the beach is literally opposite within just a minute or two walk.

Throughout the property there is UPVC double glazing and gas fired central heating. The conservatory was added in 2019 and the flat roof was replaced in 2018.

The rear gardens are another further feature, south facing and a real sun trap with gated access to both the rear and side. Laid mostly to level patio.

Agent's notes: Preliminary property details, awaiting Vendor verification.

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ADDITIONAL INFO

Utilities: All Mains Services

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

Mobile phone: Available. For best network coverage please refer to Ofcom checker

Parking: Double Carport

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

All measurements are approximate

Double Carport
18' 3" x 16' 10" (5.56m x 5.13m)

Entrance Hall
13' 5" x 5' 10" (4.09m x 1.78m)

Storage Cupboard
6' 0" x 4' 6" (1.83m x 1.37m)

First Floor
12' 9" x 8' 10" (3.88m x 2.69m)

Living Room
18' 3" x 14' 3" (5.56m x 4.34m)

Kitchen/Diner
18' 2" x 11' 2" (5.53m x 3.40m)

Conservatory
12' 1" x 8' 0" (3.68m x 2.44m)

WC Suite
5' 1" x 3' 2" (1.55m x 0.96m)

Shower Room
5' 4" x 5' 1" (1.62m x 1.55m)

Second Floor
14' 6" x 9' 3" (4.42m x 2.82m)

Bedroom One
14' 6" x 9' 3" (4.42m x 2.82m)

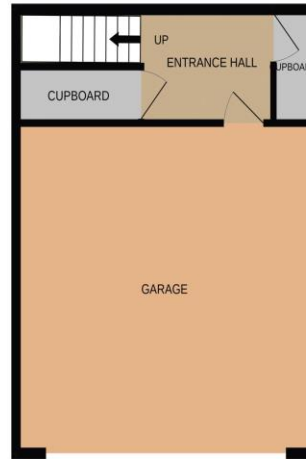
Bedroom Two
14' 6" x 9' 2" (4.42m x 2.79m)

Bedroom Three
12' 0" x 9' 6" (3.65m x 2.89m)

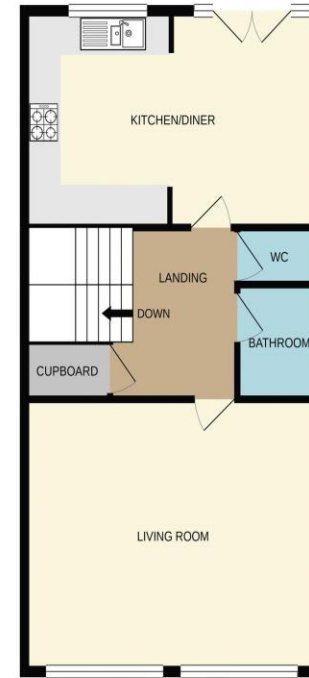
Bedroom Four
12' 0" x 9' 0" (3.65m x 2.74m)

WC Suite Two
5' 5" x 2' 8" (1.65m x 0.81m)

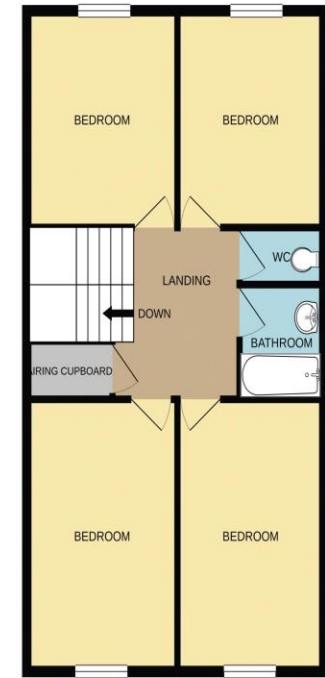
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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📞 01637 875 161

✉ info@newquaypropertycentre.co.uk

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