



**NEWQUAY**  
PROPERTY  
CENTRE



## **41 Pentire Crescent, Newquay, Cornwall, TR7 1PG**

A "GRAND DESIGNS" OPPORTUNITY TO BUY ONE OF THE LAST UNDEVELOPED RESIDENTIAL PLOTS IN PENTIRE, COMMANDING INCREDIBLE SEA VIEWS OVER FISTRAL BEACH. EXECUTIVE FOUR BEDROOM DETACHED BUNGALOW OFFERING NEAR ENDLESS POTENTIAL TO CREATE DREAM FOREVER HOME!

£950,000  
Freehold

our ref: CNN9729

## KEY FEATURES



4

- AMAZING DETACHED COASTAL HOME



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- "GRAND DESIGNS" POTENTIAL

- PANORAMIC SEA VIEWS

- PRIME FISTRAL BEACH LOCATION



4

- STUNNING OPEN-PLAN LIVING

- 4 BEDROOMS, 2 EN-SUITES

- GARAGE, WORKSHOP, SURF SHOWER

- EXPANSIVE MEDITERRANEAN-STYLE GARDENS

Energy rating (EPC) **C**

Council tax band: **D**

- ONCE-IN-A-LIFETIME OPPORTUNITY

- NO ONWARD CHAIN

## SUMMARY

Welcome to 41 Pentire Crescent, an exceptional property perched on the coveted Pentire peninsula, where natural beauty and rugged coastline meet the serene Atlantic Ocean. Nestled between the tranquil Gannel Estuary and the world-famous Fistral Beach, this location is nothing short of spectacular.

To the South, the magical Gannel Estuary offers calm tidal waters and a picturesque countryside backdrop. It's a haven for those seeking a quieter pace- whether walking the dog at low tide, paddle boarding at high tide, or rock pooling with the children. The Gannel is rarely explored, but always adored.

To the North, you'll find Fistral Beach, Newquay's largest and most popular beach. With its vast expanse of golden sand and world-class surfing waves, Fistral Beach attracts water sports enthusiasts from around the globe. The annual Boardmasters surf festival, combined with a massive music festival at Watergate Bay, adds to the vibrant community spirit. The North end of the beach boasts a complex of boutique shops, fine restaurants, trendy bars, and the iconic 5-Star Headland Hotel.

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

For the first time in over 40 years, 41 Pentire Crescent is offered for sale. This is a rare chance to buy one of the last undeveloped plots in Pentire, offering endless potential for buyers



seeking an incredible coastal home above one of Europe's most coveted surfing beaches, Fistral. The views, space, and potential make this one of the best homes of its type in the area.

This four double-bedroom detached bungalow features executive-style proportions, including two ensembles, stunning living spaces, Mediterranean-style suntrap gardens, ample parking, and a fantastic garage workshop with a hot and cold surf shower. Historic lapsed planning permission (App No. PA15/06178) hints at the near endless potential this home offers to not only improve further but also extend upwards.

The home has recently undergone an extensive refurbishment/maintenance programme, making it move-in ready for a permanent residence, holiday bolt hole, or lucrative holiday let. Renovations include but are not limited to roof repairs, electrical upgrades, kitchen refurbishment, window servicing, full redecoration, and more. The expansive list details over 25 different areas/items of improvement and is available on request.

Entering the property, you'll find a freshly painted picket style gate with a concrete path leading to the main entrance. The home is freshly decorated, light, and bright, with a well-balanced layout featuring bedrooms on one side and living spaces on the other. This design ensures that the most lived-in spaces enjoy fantastic vantage points to soak up the incredible views.

The accommodation includes four proper double bedrooms, two with ensembles, and a neat, tiled bath suite with adjoining WC for the remaining two bedrooms. The standout living spaces start with a vast open-plan kitchen/diner, beautifully refurbished with real granite work surfaces and a range of appliances. A large picture window in the kitchen offers jaw-dropping views over Fistral Beach. The living room features a curved window that presents an awe-inspiring panorama, making it the perfect place to relax and marvel at nature's beauty.

Outside, at the rear, there is a secondary driveway for additional parking, providing rear access to the garage. The garage, located underneath the accommodation, is more than your average garage. It features an electric remote-controlled door, a large workshop, and a fully tiled indoor surf shower, perfect for washing off after a day on the beach. The rear gardens have a Mediterranean feel with a large patio, numerous seating areas, and a small lawn, all enclosed and sheltered, creating the perfect place to relax in the sunshine after a busy day on the beach.

In summary, 41 Pentire Crescent is a once-in-a-lifetime opportunity to own a remarkable property in one of Newquay's most sought-after locations. With breathtaking views, extensive renovations, and endless potential, this home is not to be missed. Contact us today to arrange a viewing and experience the magic of Pentire living for yourself.

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## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: 2 x Driveway & Garage

Heating and hot water: Gas Central Heating for both

Planning: Lapsed Planning to extend App No PA15/06178

Accessibility: Level Plot Bungalow with a few external steps to the drive

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hallway

## Living Room

21' 1" x 18' 8" (6.42m x 5.69m)

## Kitchen Area

18' 6" x 13' 6" (5.63m x 4.11m)

## Dining Area

13' 8" x 10' 8" (4.16m x 3.25m)

## Master Bedroom

13' 1" x 12' 7" (3.98m x 3.83m)

## En-suite

7' 2" x 4' 0" (2.18m x 1.22m)

## Bedroom 2

13' 6" x 12' 9" (4.11m x 3.88m)

## En-Suite 2

## Bedroom 3

10' 2" x 8' 7" (3.10m x 2.61m)

## Bedroom 4

11' 6" x 9' 1" (3.50m x 2.77m)

## Family Bathroom

11' 5" x 5' 1" (3.48m x 1.55m)

## Separate WC

## Garage

21' 3" x 18' 9" (6.47m x 5.71m)

## Workshop

16' 2" x 11' 10" (4.92m x 3.60m)

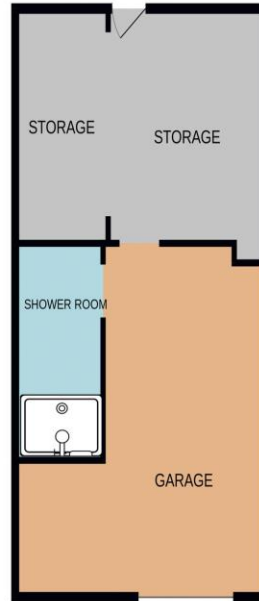
## Storage Room

13' 0" x 6' 2" (3.96m x 1.88m)

## Surf Shower

12' 8" x 5' 11" (3.86m x 1.80m)

LOWER GROUND FLOOR



UPPER GROUND FLOOR



## LIKE TO KNOW MORE?

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