

PROPOSED



NEWQUAY  
PROPERTY  
CENTRE



EXISTING



## 101 Pentire Avenue, Newquay, Cornwall, TR7 1PF

CREATE YOUR OWN "GRAND DESIGNS" DREAM HOME! BEAUTIFUL, DETACHED BUNGALOW ON A LARGE, SOUTH-FACING PLOT IN THE SOUGHT-AFTER PENTIRE PENINSULA. SURROUNDED BY THE STUNNING LANDSCAPES OF FISTRAL BEACH, CRANTOCK, AND THE GANNEL ESTUARY. PLANNING PERMISSION GRANTED FOR A STRIKING CONTEMPORARY RESIDENCE.

£775,000  
Freehold

our ref: CNN9415

## KEY FEATURES



3

- "GRAND DESIGNS" REDEVELOPMENT WITH PLANNING GRANTED
- CURRENTLY STUNNING 3-BEDROOM DETACHED BUNGALOW



2

- PROPOSED NEW HOME WILL EXTEND TO OVER 3000 FT2
- LARGE SOUTH FACING PLOT ON THE SOUGHT AFTER PENTIRE PENINSULA
- GARAGE AND LARGE SWEEPING DRIVEWAY



2

- INCREDIBLE VIEWS OF FISTRAL, CRANTOCK AND THE GANNEL ESTUARY
- ONE OF THE LAST UNDEVELOPED PLOTS IN THE AREA
- DETACHED GARDEN CHALET/ANNEX
- ONE OF THE BEST COASTAL AREAS ON THE NORTH COAST
- ONCE IN A LIFETIME OPPORTUNITY

Energy rating (EPC) **D**

Council tax band: **D**

## SUMMARY

Nestled on the scenic Pentire Peninsula, just moments from the world-renowned Fistral Beach and the vibrant town of Newquay, lies 101 Pentire Avenue- a coastal gem in an unbeatable location. This enviable spot offers immediate access to the protected Pentire Headland, perfectly positioned between the breathtaking Gannel Estuary and the iconic surfing destination of Fistral Beach.

In February 2023, planning permission was granted to transform the existing property into a striking 3,020 sq. ft. architecturally designed coastal residence, presenting a remarkable opportunity to call in Kevin McCloud and create your very own Grand Design!

Currently, 101 Pentire Avenue is a beautifully modernised, detached three-bedroom bungalow, offering contemporary, stylish living with premium fixtures and fittings. On entry the property boasts a spacious open-plan living area for relaxing, dining and cooking, there are three distinct areas, but they seamlessly flow as



one, with relaxing snug/dining space at the front onto a sleek, fully equipped kitchen and a freestanding wood burner, creating a warm and inviting ambiance. In the living area expansive French doors lead to a full width raised deck at the rear, perfect for entertaining or soaking in the coastal air. All three bedrooms are generously sized doubles, including an extended master with a chic en-suite, complemented by a second modern shower room.

The rear garden is private and well-enclosed with fencing and walls, primarily laid to lawn, and features a purpose-built studio annex, complete with a kitchenette, living area, and its own shower room. The front of the property provides ample driveway parking, a manicured lawn, and a boundary wall, with an attached garage featuring sectional doors for convenience.

101 Pentire Avenue enjoys a prime location within a designated Area of Great Landscape Value, offering both seclusion and convenience. It's just a ten-minute stroll to Newquay's town centre with an array of shops, restaurants, cafés, and entertainment options for all the family to enjoy.

This is coastal living at its finest, with an exciting opportunity for further enhancement and an unbeatable lifestyle.

AGENTS NOTE: View shots are a mixture of ground and roof level. Ground level photos are what you can see currently, and roof level are intended as a representation of what the views could be once the redevelopment is completed.

FIND ME USING WHAT3WORDS: documents.ends.gosh



## ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Large Driveway and Garage

Heating and hot water: Gas Central Heating for both

Planning (if applicable): Planning passed. Application No: PA22/11321

Accessibility: Level

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Entrance Porch

16' 8" x 13' 8" (5.08m x 4.16m) max measurements inc cupboard

## Open Plan Kitchen/Diner

28' 11" x 7' 8" (8.81m x 2.34m) max measurements

## Lounge

18' 9" x 11' 1" (5.71m x 3.38m)

## Inner Hall

9' 8" x 3' 5" (2.94m x 1.04m)

## Master Bedroom

26' 6" x 10' 5" (8.07m x 3.17m) max measurements

## Ensuite

6' 1" x 5' 9" (1.85m x 1.75m)

## Bedroom 1

13' 2" x 16' 2" (4.01m x 4.93m)

4.92m) max measurements into wardrobes

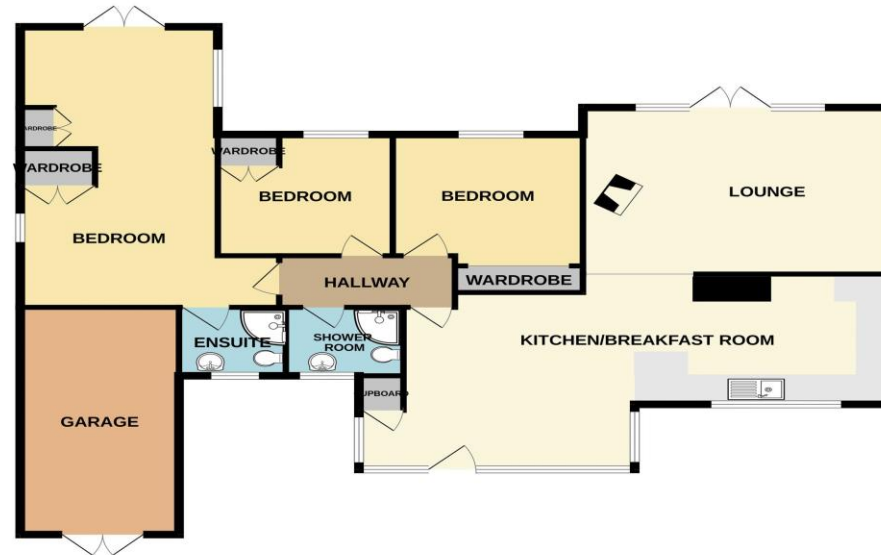
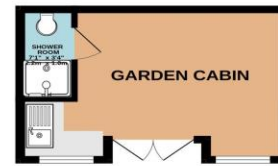
## Bedroom 2

9' 10" x 9' 10" (2.99m x 2.99m)

## Shower Room

5' 9" x 5' 8" (1.75m x 1.73m)

GROUND FLOOR  
1442 sq.ft. (134.0 sq.m.) approx.



## LIKE TO KNOW MORE?

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TOTAL FLOOR AREA : 1442 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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