



46 Tower Road, Newquay, Cornwall, TR7 1LU

A GORGEOUS PERIOD TOWN HOUSE IN ONE OF NEWQUAY'S MOST DESIRABLE TOWN LOCATIONS, OPPOSITE NEWQUAY GOLF CLUB AND JUST A SHORT STROLL AWAY FROM FISTRAL BEACH. MODERN, YET CHARACTERFUL ACCOMMODATION WITH WOW FACTOR OPEN PLAN LIVING SPACES, THREE DOUBLE BEDROOMS AND PRETTY COURTYARD GARDENS.

£379,950
Freehold

our ref: CNN10140

KEY FEATURES



3



2



2

Energy rating (EPC) **D**

Council tax band: **C**

- STUNNING SEA AND GOLF COURSE VIEWS
- SPACIOUS 25FT OPEN-PLAN LOUNGE/DINER
- WALKING DISTANCE TO FISTRAL BEACH
- THREE LARGE DOUBLE BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- PERIOD FEATURES WITH BAY WINDOWS
- PRIVATE COURTYARD GARDEN WITH OUTBUILDING
- FULLY FITTED SHOWER ENSUITE IN MASTER
- CLOSE TO TOWN AND AMENITIES
- LUCRATIVE INVESTMENT OR FAMILY HOME POTENTIAL

SUMMARY

Charming Period Townhouse with Sea and Golf Course Views – 46 Tower Road, Newquay.

Nestled in one of Newquay's most desirable central locations, 46 Tower Road offers the ultimate blend of a vibrant beach lifestyle and convenient town-centre living. Situated in the lower end of Tower Road, this home is perfectly positioned between the world-renowned Fistral Beach and the heart of Newquay's town centre. With incredible surfing waves just moments away and excellent local amenities within walking distance, this property truly captures the essence of coastal living.

This stunning late 19th-century townhouse boasts an eye-catching painted stone façade, topped with a natural slate roof, and adorned with charming bay windows. Opposite the scenic Newquay Golf Club, the home commands breathtaking views over the golf course and Fistral Beach, offering a picturesque backdrop to everyday life. The nearby working harbour and the iconic Red Lion Inn further enhance the home's desirable setting.



Step inside, and you're welcomed by an impressive 25ft open-plan lounge/diner, a spectacular space featuring a large bay window and original period details. The rear of the home features an equally spacious 21ft kitchen/diner, complete with modern cream gloss units, natural wood countertops, and some integrated appliances. This light-filled area offers ample space for family dining, with dual-aspect windows and a rear door that opens into the courtyard garden.

The traditional split-level landing leads to three generously sized double bedrooms, each with unique character and style. The master bedroom, with its large bay window, offers panoramic views and features its own private ensuite shower room. A fully fitted double shower suite with stylish metro tiling serves the remaining bedrooms.

Outside, the private courtyard garden provides an idyllic space for relaxing or entertaining, with the added benefit of a block-built outhouse that doubles as storage and a utility room, fully equipped with plumbing.

Whether you're seeking a charming family home, a lucrative letting investment, or a weekend retreat, 46 Tower Road delivers the perfect mix of historic charm, modern comfort,

and unbeatable location. Don't miss the opportunity to own a slice of Newquay's coolest and most convenient neighbourhood!

Agents Note: The parking space shown etched in red & included in the photos is located at the end of the shared lane to the left of the terrace. The respective owners all in the terrace use this lane including some who park their cars, as such there will be occasions when the lane is blocked but the residents can ask each other to move to allow access when needed on a friendly basis.

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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: Allocated space & permits available nearby – see Agents Note

Heating and hot water: Gas Central Heating for both

Accessibility: Level

Mining: Standard searches include a Mining Search.

FLOORPLAN & DIMENSIONS

Entrance

Open Plan Lounge/Diner

25' 1" x 18' 0" x 11' 4"
(7.64m x 5.48m) Max
Measurements

Open Plan Kitchen/Diner

21' 9" x 9' 6" (6.62m x
2.89m)

First Floor Landing

Bedroom 1

16' 6" x 10' 0" (5.03m x
3.05m)

Shower Room

7' 5" x 6' 1" (2.26m x 1.85m)

Bedroom 2

11' 2" x 9' 5" (3.40m x
2.87m)

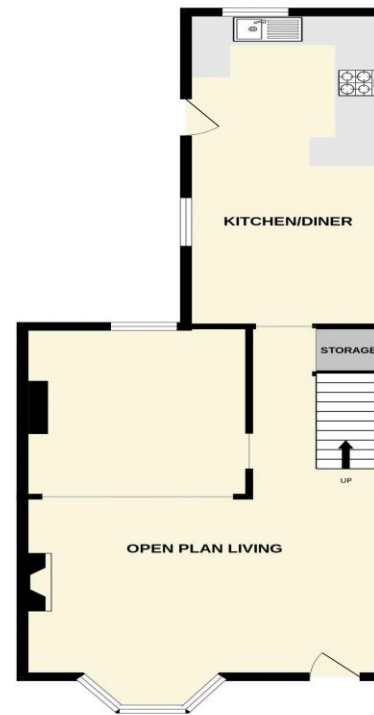
Bedroom 3

15' 2" x 10' 6" (4.62m x 3.20m)

En-suite

7' 10" x 6' 5" (2.39m x 1.95m)

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



LIKE TO KNOW MORE?

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TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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