



NEWQUAY
PROPERTY
CENTRE



5 Pentire Road, Pentire, Newquay, Cornwall, TR7 1NX

A DIVERSE 3/4 BEDROOM DETACHED HOME SITUATED ON A GENEROUS PLOT WITH STUNNING VIEWS. PRIME FOR REFURBISHMENT OR DEVELOPMENT WITH OUTLINE PLANNING FOR A DETACHED DWELLING, IN ONE OF NEWQUAYS MOST SOUGHT AFTER LOCATIONS. BOASTING DUAL ASPECT ROOMS, LARGE DRIVEWAY, GARAGE AND MORE! FULLY CHAIN FREE!

Guide Price £995,000
Freehold

our ref: CNN10315

KEY FEATURES



4

- LARGE DETACHED HOME
- HUGE POTENTIAL FOR MODERNISATION
- 3/4 BEDROOMS
- GARAGE AND PARKING
- SEA AND HILLSIDE VIEWS
- CHAIN FREE
- BUILDING PLOT POTENTIAL
- DUAL ASPECT LOUNGE
- COASTAL LOCATION
- LARGE SUNNY GARDEN



2



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Energy rating (EPC) **C**

Council tax band: **F**

SUMMARY

Welcome to 5 Pentire Avenue, an exceptional property perched on the converted Pentire peninsula, where natural beauty and rugged coastline meet the Atlantic Ocean coupled with the world famous Fistral beach, this location is nothing short of spectacular.

To the South, the Gannel Estuary offers calm tidal waters and a picture perfect countryside backdrop, a haven for those seeking a quieter pace whether it be walking the dog at low tide or paddle boarding at high tide, the Gannel is rarely explored, but always enjoyed.

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 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 away, offering something for everyone including a different beach for each day of the week. Pentire is simply the perfect place to live, holiday, play or rest in one of Cornwall's most sort after locations.

Nestled back from the roadside, this impressive standalone family home offers a vast frontage and ample parking for multiple vehicles. With a generous footprint, this fully detached property features three to four spacious bedrooms and is set on one of the largest plots we've seen in the immediate locality. Designed for family living, the home



boasts a dual-aspect lounge and master bedroom, a separate dining room, and double bedrooms that provide plenty of space for relaxation and enjoyment.

Upon entering the home through an inviting external entrance porch, you are greeted by a roomy entrance ideal for shoe and coat storage. The main property unfolds from an inner hallway that provides easy access to all ground floor rooms. At one end of the hallway, the dual-aspect lounge stands out as a true highlight. This incredibly spacious room features a stunning stone focal fireplace that enhances its charm. Large windows provide beautiful views over the front garden, while patio doors at the rear lead directly to the sun-drenched garden, creating a seamless flow between indoor and outdoor living.

Adjacent to the lounge is the separate dining room, which could easily serve as a fourth bedroom if desired. This room, with its elegant bay window, offers a picturesque outlook over the rear garden, making it a delightful space for family meals or entertaining guests. Positioned at the opposite end of the home, the kitchen is equipped with the original shaker-style under and over-counter units, providing a classic feel. There is ample space for modern white goods, and a built-in pantry adds to the convenience of storage. Access to the utility room and downstairs WC is also available from the kitchen, along with a rear entrance leading to the garage and workshop beyond.

Ascending the staircase to the first floor, you will discover three well-proportioned double bedrooms, each enjoying breathtaking views. The main bedroom mirrors the lounge's design with dual-aspect windows, showcasing elevated views toward the North Cornwall coastline, including the headland hotel, golf course, and Fistral Beach. The rear aspect reveals serene hillside and estuary views across the garden.

Externally, the rear garden presents an incredibly large outdoor space with immense potential. Primarily laid to lawn, it features a generous-sized patio area, making it one of the main attractions of this home. The luscious lawn is complemented by well-established perimeter planting, providing a picturesque setting that can serve as a family haven or an opportunity for further development. The current owners have even applied for planning permission for a separate dwelling at the rear, and further information is available under planning application number PA24/05950.

At the front of the property, you will find another generous garden, again laid to lawn but primarily featuring a gravelled driveway that provides parking for multiple vehicles, along with access to the garage. In summary, whether you're looking to fully modernize one of Pentire's most prestigious properties or seeking investment potential, this home truly needs to be seen to be believed. Being sold fully chain-free, this property presents an exceptional opportunity to buy into one of Newquay's most desirable locations.

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ADDITIONAL INFO

Utilities: All Mains Services

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

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

Parking: Driveway parking for multiple cars

Heating and hot water: Mains Gas for both

Accessibility: Level access

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Entrance Porch

8' 1" x 3' 11" (2.46m x 1.19m)

Hallway

17' 4" x 8' 0" (5.28m x 2.44m)

Kitchen

12' 5" x 10' 11" (3.78m x 3.32m)

Lounge

19' 11" x 12' 11" (6.07m x 3.93m)

Dining Room

12' 10" x 12' 5" (3.91m x 3.78m)

W/C/Boiler Room

5' 5" x 4' 6" (1.65m x 1.37m)

Garage/Workshop

34' 9" x 8' 6" (10.58m x 2.59m)

First Floor

Bedroom One

16' 3" x 12' 11" (4.95m x 3.93m)

Bedroom Two

12' 10" x 10' 11" (3.91m x 3.32m)

Bedroom Three

12' 5" x 10' 10" (3.78m x 3.30m)

Bathroom

7' 9" x 5' 4" (2.36m x 1.62m)

Toilet

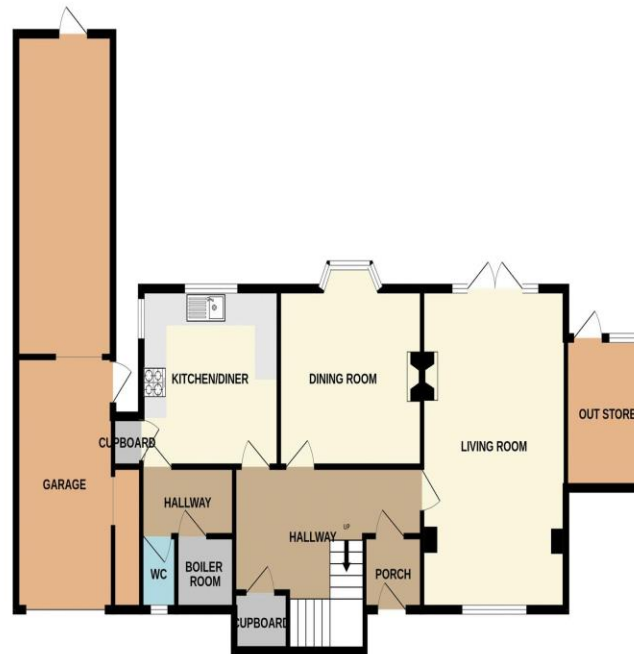
4' 10" x 2' 11" (1.47m x 0.89m)

Landing

20' 4" x 4' 10" (6.19m x 1.47m)

GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.

1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1870 sq.ft. (173.8 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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