



## 6 Tides Reach , Gannel Road , Newquay , Cornwall , TR7 2FU

A LUXURIOUS DETACHED WATERSIDE HOME COMMANDING BREATHTAKING SOUTH FACING VIEWS OVER THE MAJESTIC GANNEL ESTUARY. COMPLETE WITH FOUR DOUBLE BEDROOMS, WOW FACTOR OPEN PLAN LIVING SPACE AND INCREDIBLE ROOF TOP TERRACE. ARGUABLY THE BEST HOME WITHIN THIS EXCLUSIVE GATED COMMUNITY OF ONLY SIX.

Guide Price £825,000  
Freehold

our ref: CNN10360



# KEY FEATURES



4



2



2

Energy rating (EPC) **B**

Council tax band: **F**

- STUNNING WATERSIDE HOME WITH FRONT-LINE POSITION
- EXCLUSIVE GATED COMPLEX OF ONLY SIX HOMES
- COMPLETED IN 2022 WITH NEW HOMES WARRANTY
- SPACIOUS THREE-STORY DESIGN, 1800+ SQUARE FEET
- PANORAMIC VIEWS OVER THE GANNEL ESTUARY
- ROOFTOP TERRACE WITH BREATHTAKING SCENERY
- FOUR DOUBLE BEDROOMS, INCLUDING LUXURIOUS EN-SUITE
- LARGE OPEN-PLAN LOUNGE, KITCHEN, AND DINING AREA
- SOUTH-FACING GARDEN WITH PATIO AND LAWN
- DOUBLE DRIVEWAY WITH EV CHARGER AND PARKING

# SUMMARY

Experience Coastal Luxury at 6 Tides Reach, Gannel Road, Newquay.

Welcome to a truly exceptional contemporary waterside home, nestled within an exclusive gated development of just six prestigious properties. Completed in 2022, this stunning detached residence offers the perfect blend of modern elegance and practical design, with the added reassurance of a residual 10-year new homes warranty. Commanding a front-line position on the largest plot in the complex, this property enjoys breathtaking, uninterrupted views over the serene Gannel Estuary.

The Gannel Estuary, a tidal haven of natural beauty, flows gracefully into the iconic Crantock Beach, offering picturesque walks at low tide. Close by, the tranquil Trenance Boating Lake and Gardens provide further outdoor allure, while Newquay's vibrant town centre is just a 20-minute stroll away. Properties in this coveted area are among the most sought-after in Newquay, and it's easy to see why.

Meticulously designed and constructed by renowned local developers, this three-story masterpiece spans an impressive 1800+ square feet. Crafted with



precision and premium materials, the home combines form and function to make the most of its spectacular surroundings.

The thoughtfully arranged ground floor accommodates four spacious double bedrooms, including a luxurious primary suite with an en-suite shower room and patio doors leading to the sun-drenched, south-facing gardens. A stylish family bathroom completes this level.

On the first floor, an expansive open-plan lounge, dining, and kitchen area takes centre stage. Featuring sleek, high-quality cabinetry, state-of-the-art appliances, and ample space for relaxation and entertaining, this space is perfectly designed to embrace the breathtaking dual-aspect views. Large patio doors open onto the first-floor balcony, creating a seamless connection between indoor and outdoor living. Additional conveniences include a guest WC and a well-equipped utility room.

The crowning jewel of this home is the top-floor reception room, an idyllic retreat with access to an incredible rooftop terrace. Bathed in sunlight and offering unparalleled privacy, this space provides a front-row seat to the awe-inspiring panoramic views of the Gannel Estuary and the surrounding countryside.

Contemporary finishes in a neutral palette, highly efficient air-source central heating, and high-specification Aluminium Triple glazing ensure comfort and style throughout. Outside, the south-facing garden is beautifully landscaped with a level lawn, patio, and a large, fitted shed. To the front, a private double driveway provides off-street parking for three vehicles and includes an EV charging point.

Secured by remote-controlled gates, this development offers peace, privacy, and an extraordinary standard of living. Combining cutting-edge design with a coveted location, 6 Tides Reach is a rare opportunity to own a slice of coastal paradise. Don't miss your chance to make this remarkable home your own.

FIND ME USING WHAT3WORDS: [answers.euphoric.skirting](https://www.what3words.com/answers.euphoric.skirting)

## ADDITIONAL INFO

Tenure: Freehold

Utilities: Mains Electric, Water & Drainage. No Gas.

Broadband: FTTP. For speed, please refer to Openreach website

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

Parking: Large Private Driveway for 3 Cars

Heating and hot water: Air Source Heat Pump for both

Accessibility: Generally Level Plot

Mining: Standard searches include a Mining Search.

Estate Management Fee: TBC



# FLOORPLAN & DIMENSIONS

Tides Reach, Gannel Road, Newquay, TR7

Approximate Area = 1836 sq ft / 170.5 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 1911 sq ft / 177.4 sq m

For identification only - Not to scale

Ground Floor Entrance Hall

Master Bedroom

12' 2" x 10' 6" (3.71m x 3.20m)

Ensuite

Bedroom 2

13' 6" x 10' 4" (4.11m x 3.15m) Max

Bedroom 3

12' 0" x 8' 8" (3.65m x 2.64m)

Bedroom 4

11' 4" x 7' 7" (3.45m x 2.31m)

Bathroom

First Floor Landing

Open Plan

Kitchen/Diner/Lounge

30' 3" x 25' 8" (9.21m x 7.82m)

WC

Utility Room

7' 1" x 6' 7" (2.16m x 2.01m)

First Floor Balcony

14' 1" x 5' 0" (4.29m x 1.52m)

Second Floor

Living Room

14' 10" x 14' 5" (4.52m x 4.39m)

Second Floor Balcony

30' 1" x 25' 6" (9.16m x 7.77m) Max



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for iMove Newquay Ltd. REF: 1233681

## LIKE TO KNOW MORE?

01637 875 161

info@newquaypropertycentre.co.uk

newquaypropertycentre.co.uk

**Consumer Protection from Unfair Trading Regulations 2008:** We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property and check its availability.

**Referrals:** We recommend conveyancing services, financial services, and survey companies to sellers and buyers. Sellers and buyers are free to make their own choices of who they use, and do not have to accept any recommendation we make. If a recommendation is accepted, we will receive a referral fee ranging from £80- £200 (financial services) £150 plus VAT- £210 plus VAT (conveyancing) and £100 including VAT (surveys).