



### 3 Pentowan House, King Edward Crescent, Newquay, Cornwall, TR7 1HJ

A STUNNING LUXURY TWO BEDROOM APARTMENT IN ONE OF NEWQUAY'S MOST ATTRACTIVE COASTAL DEVELOPMENTS, DIRECTLY OVERLOOKING NEWQUAY BAY AND JUST A STONE'S THROW FROM FISTRAL BEACH. A PERFECT HOME FROM HOME WITH EVERYTHING RIGHT ON YOUR DOORSTEP. NO CHAIN.

£425,000  
Leasehold

our ref: CNN10450



# KEY FEATURES



2



1



2

Energy rating (EPC) B  
Non Domestic Rates

- LUXURY COASTAL APARTMENT
- GORGEOUS PERIOD BUILDING
- WOW FACTOR SEA & COAST VIEWS
- BEAUTIFUL COMMUNAL GARDENS & SUN TERRACE
- IMMACULATE INTERIORS DECORATED TO A LUXURIOUS STANDARD
- STUNNING OPEN PLAN LOUNGE/DINER/KITCHEN
- TUCKED AWAY, YET CLOSE TO TOWN, THE HARBOUR & FISTRAL
- 2 DOUBLE BEDROOMS & 2 BATHROOMS
- GATED COMPLEX WITH ALLOCATED PARKING
- IDEAL HOME OR LUCRATIVE HOLIDAY LET

# SUMMARY

Newquay is one of the hottest property markets in Cornwall for 2024, a highly sought-after location for living, renting, or holidaying. Its bustling town centre, renowned beaches, and coastal charm make it an irresistible destination. Homes near Fistral Beach, the crown jewel of Newquay’s coastline, are, especially in demand. Pentowan House, located just moments from the beach, is a rare find, with properties here seldom available for sale. This makes Apartment 3 an extraordinary opportunity to own a piece of this prime coastal real estate.

Over the past decade, Newquay has transformed into one of Cornwall’s most desirable towns. The town centre is now alive with a vibrant mix of trendy bars, fine dining restaurants, and an eclectic selection of both independent and national retailers. Pentowan House is ideally located on King Edward Crescent, one of Newquay’s most coveted streets, perfectly positioned between the town centre and Fistral Beach.

Originally built around 1880, Pentowan House was designed by famed local architect Silvanus Trevail. Set in an elevated position above Newquay Harbour, the property offers sweeping south-easterly views over Towan Beach and across the rugged North Cornwall coastline, extending all the way to Watergate Bay. The house also has a rich history, having hosted holidays for King Edward VIII and George VI. In the mid-2000s, it was carefully converted into luxury apartments, blending historic charm with modern comfort.

Upon entering the building, the grand communal hallway leads you to Apartment 3 on the ground floor. Inside, the property impresses with its high ceilings, ornate coving, picture rails, and original skirting boards, all perfectly preserved to reflect the era of the building. These period features are complemented by contemporary, high-specification décor and fittings, creating a perfect balance



between classic elegance and modern living. The apartment has been meticulously maintained, with great care taken to honour the history of the building while introducing modern luxuries.

On the ground floor, the open-plan lounge, dining, and kitchen area offers breathtaking sea views through tall windows adorned with bespoke stained-glass inserts. This spacious, light-filled room has direct access to the communal gardens and a raised sun terrace, creating a seamless indoor-outdoor living experience. The kitchen itself is beautifully appointed, featuring ivory shaker-style units with quartz work surfaces, a breakfast bar, and integrated designer appliances, including an eye-level oven, combi microwave, fridge/freezer, washer/dryer, and a sleek hob. The lounge and dining space is perfect for relaxing or entertaining, with ample room to take in the stunning coastal views.

The ground floor also hosts one of the apartment’s two generously sized double bedrooms, along with a beautifully finished shower suite. A striking oak spiral staircase leads to the first floor, where you’ll find the second bedroom and an opulent bathroom, complete with travertine mosaic tiling and a large, fitted mirror. Both bedrooms are spacious and well-appointed, with each having its own bathroom close by, providing privacy and comfort on each level.

The apartment is in pristine condition and has previously been a successful holiday let. It features gas-fired central heating and UPVC double glazing throughout.

Outside, the communal gardens on the southerly aspect offer panoramic views over the bay, with Apartment 3 benefiting from direct access via the sun terrace. The property includes an allocated parking space within a secure car park and a communal bin store. Additional storage is available in the building’s basement, where there is a lockable trolley cage.

Full of character, period charm, and luxurious finishes, Apartment 3 at Pentowan House offers a unique blend of history, modern living, and stunning sea views. This is an exceptional property in one of Cornwall’s most iconic locations.

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#### THE LEASE:

Length of Lease: 999 Years

Lease Start Date: 2006

Ground rent: Peppercorn

Service charge & Info: £2750 per year, Inc Building Insurance

Freeholder: Share of Freehold

Management Company: Belmont

Residential letting: Yes

Holiday letting: Yes

Pets: tbc

Any other relevant lease info: All lease info, supplied by vendor, but not verified by sight of the lease, buyers are advised to make confirm any/all crucial lease details in advance of making a material decision. The lease may be available on request.



## 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 Parking Space

Heating and hot water: Gas Central Heating for Both

Accessibility: Ground Floor Apartment

Mining: Standard searches include a Mining Search.



# FLOORPLAN & DIMENSIONS

## Hall

9' 0" x 8' 5" (2.74m x 2.56m)  
L-Shaped Max  
Measurements

## Open Plan

Lounge/Diner/Kitchen  
19' 6" x 17' 2" (5.94m x 5.23m)

## Sun Terrace

## Ground Floor Bedroom

11' 1" x 8' 7" (3.38m x 2.61m)

## Ground Floor Shower Suite

6' 4" x 4' 6" (1.93m x 1.37m)

## First Floor Landing

## First Floor Bedroom

13' 7" x 8' 6" (4.14m x 2.59m)

## First Floor Bathroom

8' 3" x 6' 4" (2.51m x 1.93m)

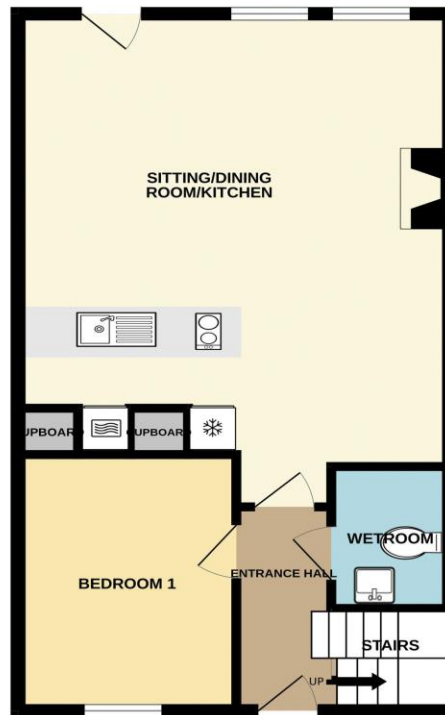
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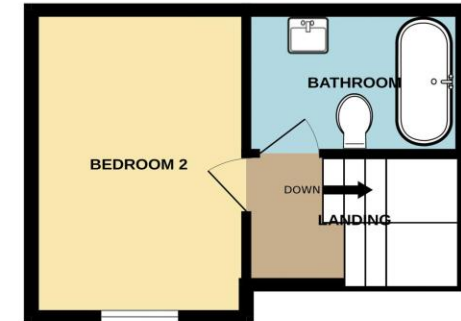
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GROUND FLOOR



1ST FLOOR



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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