



NEWQUAY
PROPERTY
CENTRE



3 Quay Court, Mount Wise, Newquay, Cornwall, TR7 2FN

AN ABSOLUTELY INCREDIBLE CONTEMPORARY COASTAL HOME WITH VAST MULTI LEVEL ACCOMMODATION AND ARGUABLY SOME OF THE FINEST SEA AND COAST VIEWS POSSIBLE OVER NEWQUAY BAY. FOUR BEDROOMS, THREE BATHROOMS, ROOF TERRACE AND TWO PARKING SPACES. HOME OR HIGHLY LUCRATIVE HOLIDAY LET.

£475,000
Freehold

our ref: CNN10882

KEY FEATURES



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- PANORAMIC ROOF TERRACE WITH COASTAL VIEWS
- FOUR DOUBLE BEDROOMS ACROSS TWO FLOORS
- STUNNING OPEN-PLAN LIVING AND DINING SPACE
- BALCONY WITH SWEEPING VIEWS OVER NEWQUAY BAY
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES
- TWO ALLOCATED PARKING SPACES PLUS VISITORS
- PRIME LOCATION NEAR TOWN AND BEACHES
- HIGH-QUALITY FINISH THROUGHOUT THE PROPERTY
- SUCCESSFUL HOLIDAY LET WITH STRONG RETURNS
- NO ONWARD CHAIN, READY TO OCCUPY



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Energy rating (EPC) **B**

Council tax band: **NDR**

SUMMARY

Situated on the prestigious Mount Wise- one of central Newquay's most desirable streets- this exceptional contemporary home at 3 Quay Court enjoys an elevated position with sweeping views over Newquay Bay. Perfectly placed within walking distance of the town centre and some of the area's most iconic beaches, including the world-renowned Fistral Beach, this home offers a rare combination of tranquillity, convenience, and breathtaking natural beauty. Whether you're seeking a luxurious full-time residence or an idyllic holiday retreat, this property delivers on every level.

Completed in 2015, the home forms part of a select, private development of just eleven architecturally striking townhouses. Built to an impressive specification, the property spans five generous levels and has been designed to make the most of its incredible coastal setting. From almost every floor, the outlook captures the expansive beauty of Newquay Bay and the surrounding coastline, with the elevated roof terrace providing arguably one of the best panoramic views in town.

Upon entering the property, the ground floor offers two spacious double bedrooms and a beautifully appointed shower room, with the rear bedroom opening onto a private patio terrace that enjoys its own sea view. From here, external steps lead down to a versatile basement space currently used as a utility room and surf store- an ideal dry storage area with plumbing in place.



The first-floor houses two additional double bedrooms, including the primary suite which benefits from a luxurious en-suite shower room and striking floor-to-ceiling windows that frame the coastal views. The main family bathroom is also located on this floor, featuring elegant tiling and premium fittings, consistent with the high standard of finish found throughout the home.

Rising to the second floor, the heart of the property is a stunning open-plan living space that spans nearly 30 feet in length and is intelligently arranged into kitchen, dining, and lounge areas. To the rear, the lounge opens through full-width glazed doors onto a sheltered balcony, where the views are nothing short of spectacular- stretching across the town and bay and out towards Trevoze Head along the North Cornish coast. The contemporary kitchen at the front of the space features sleek gloss cabinetry, integrated appliances including eye-level oven, induction hob extractor, dishwasher and fridge/freezer, and ample room for dining/entertaining.

The crown jewel of the home is undoubtedly the third-floor roof terrace. Set at one of the highest points in Newquay, and perched atop the property itself, this large, private outdoor space provides jaw-dropping, uninterrupted views over Newquay town, towards the iconic Headland Hotel, and all the way along the rugged Cornish coastline. Sheltered and well-proportioned, it is an ideal spot to relax with a drink, entertain friends, or simply watch the sun set over the Atlantic.

Additional features include high-performance Velfac double-glazed windows, gas-fired central heating, and two allocated parking spaces with additional visitor bays. The communal areas, including the front car park

and rear access paths, are maintained by the residents at a modest annual cost of £250. Currently operating as a highly successful holiday let, the property presents an outstanding investment opportunity, with income projections available upon request. Fixtures and fittings are available by separate negotiation, and the home is offered with no onward chain.

3 Quay Court is an exceptional coastal home that effortlessly blends style, space, and location. From the moment you arrive, the views will captivate you- and from the top of this elegant townhouse, Newquay's vibrant seaside charm unfolds in every direction.

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ADDITIONAL INFO

Tenure: Freehold

Utilities: All Mains Services

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

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

Parking: 2 x Allocated Spaces. Visitor Parking Available.

Heating and hot water: Gas Central Heating for both

Construction: Timber Frame

Accessibility: Level

Estate Management Fee: £250 per year

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS

Ground Floor Hallway

19' 0" x 3' 5" (5.79m x 1.04m)
min plus stairs

Bedroom

9' 4" x 9' 0" (2.84m x 2.74m)

Bedroom

13' 6" x 8' 9" (4.11m x 2.66m)
plus wardrobes

Shower Room

6' 4" x 5' 9" (1.93m x 1.75m) L-
Shaped Max

First Floor Landing

11' 0" x 8' 3" (3.35m x 2.51m)
incl stairs

Bathroom

10' 3" x 8' 0" (3.12m x 2.44m)

Bedroom

10' 3" x 8' 0" (3.12m x 2.44m)

Master Bedroom

13' 6" x 10' 1" (4.11m x 3.07m)
max

Ensuite

8' 0" x 2' 10" (2.44m x 0.86m)

Second Floor Landing

Kitchen/Diner Area

13' 6" x 10' 3" (4.11m x 3.12m)

Lounge Area

13' 6" x 10' 1" (4.11m x 3.07m)

Patio to Balcony

13' 8" x 3' 8" (4.16m x 1.12m)

Third Floor

Roof Terrace

14' 1" x 13' 6" (4.29m x 4.11m)

Basement Utility

12' 7" x 10' 2" (3.83m x 3.10m)



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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