

Springtide

Holywell Bay, TR8 5PW

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David Ball Luxury Collection are delighted to offer for sale this square foot coastal bungalow flanked by the coastal sandy dunes of Holywell Bay. This is a truly rare opportunity to purchase a property in such an enviable position. Early internal viewing is highly recommended.

Guide Price £900,000 Freehold

Key Features

- Coastal Bungalow
- Steps Away From The Beach
- Sought After Location
- Chain Free
- Holiday Letting Potential
- Driveway Parking & Garage
- Feature Log Burning Stove
- Recently Refitted Kitchen
- Stunning Views
- Early Viewing Highly Recommended



The Property

Being offered for sale for the first time in over twenty five years Springtide offers a truly unique once in a life time opportunity to purchase a Coastal bungalow only steps from golden sandy dunes of Holywell bay.

Occupying a generous size plot on a private road of similar properties Springtide offers its lucky new owners an array of possibilities. Due to the size and nature of plot it would lend itself perfectly for redevelopment or extension subject to all relevant planning permissions and building regulations.

The family accommodation currently offers a impressive 31ft lounge with a feature log burner and bi folding doors which lead you out to rear garden and the Holywell Beach beyond. To complete the accommodation is kitchen dining room three bedrooms and family shower room.

The property is currently operating as a successful holiday let but it would suit as permanent family home.

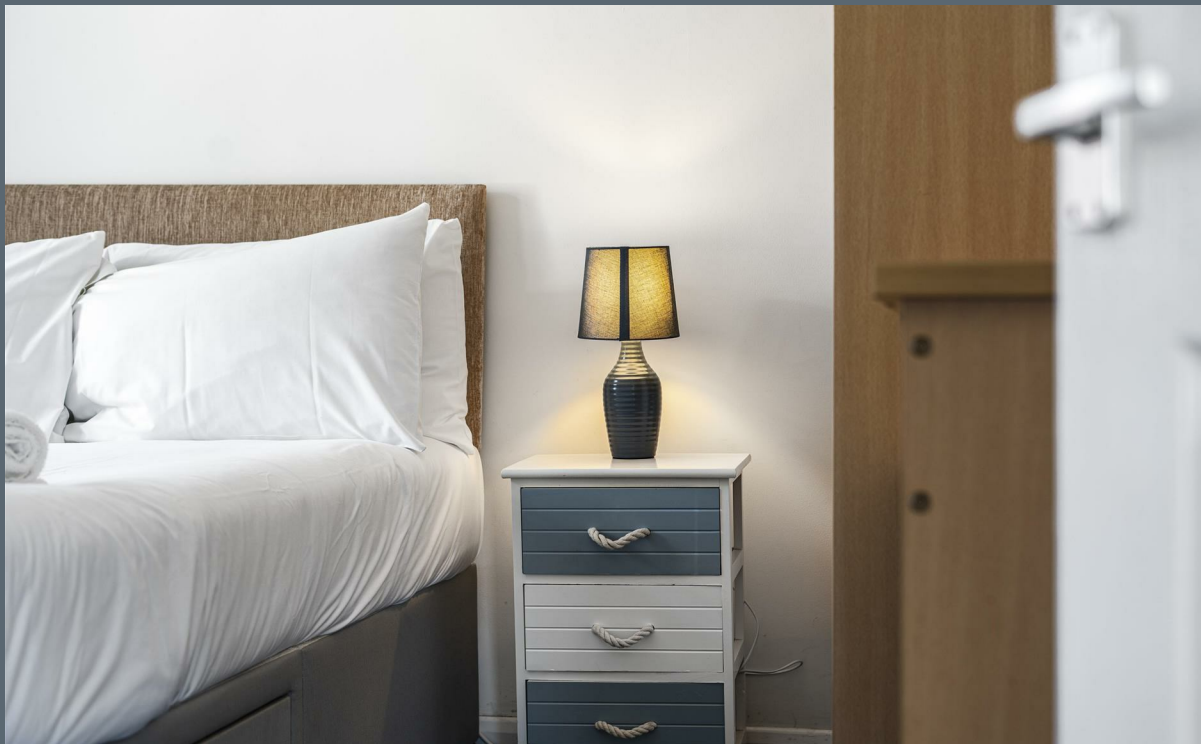




Externally

You approach the property down a private road for residence only. To the front is a driveway providing ample off street parking along with a gravelled area and a paved patio a timber gate provides access to the rear.

To the rear leading from the lounge is timber deck which steps down to an area of level lawn which then leads down to sand dunes and Holywell Bay beyond.





The Location

Holywell Bay itself sits on the North Cornish Coast between Perranporth and Newquay. Offering family friendly beaches with soft sand and dunes the beach is also known as one of Cornwall's most popular surfing beaches.

The village itself has a number of shops and several inns including the St Pirans Inn which sits practically on the beach. Golfers are well served with excellent courses at both Perranporth and Newquay With award winning restaurants such as Rick Stiens and Fifteen being only a short drive away.





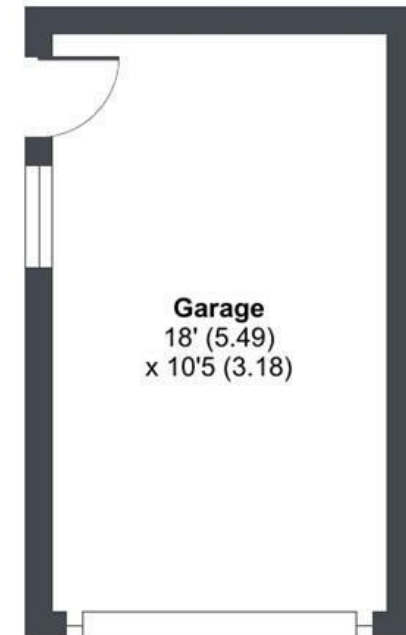
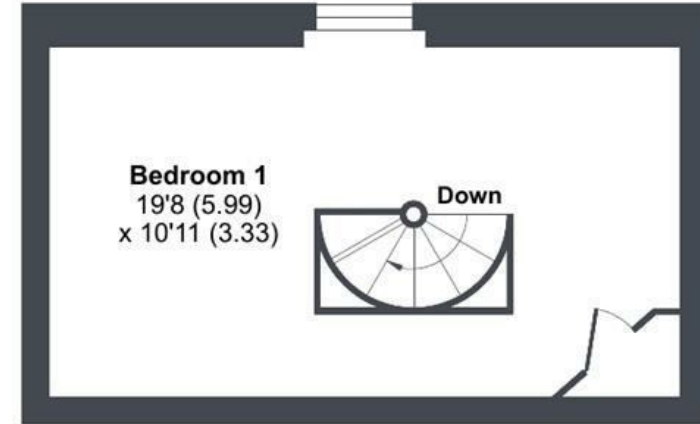
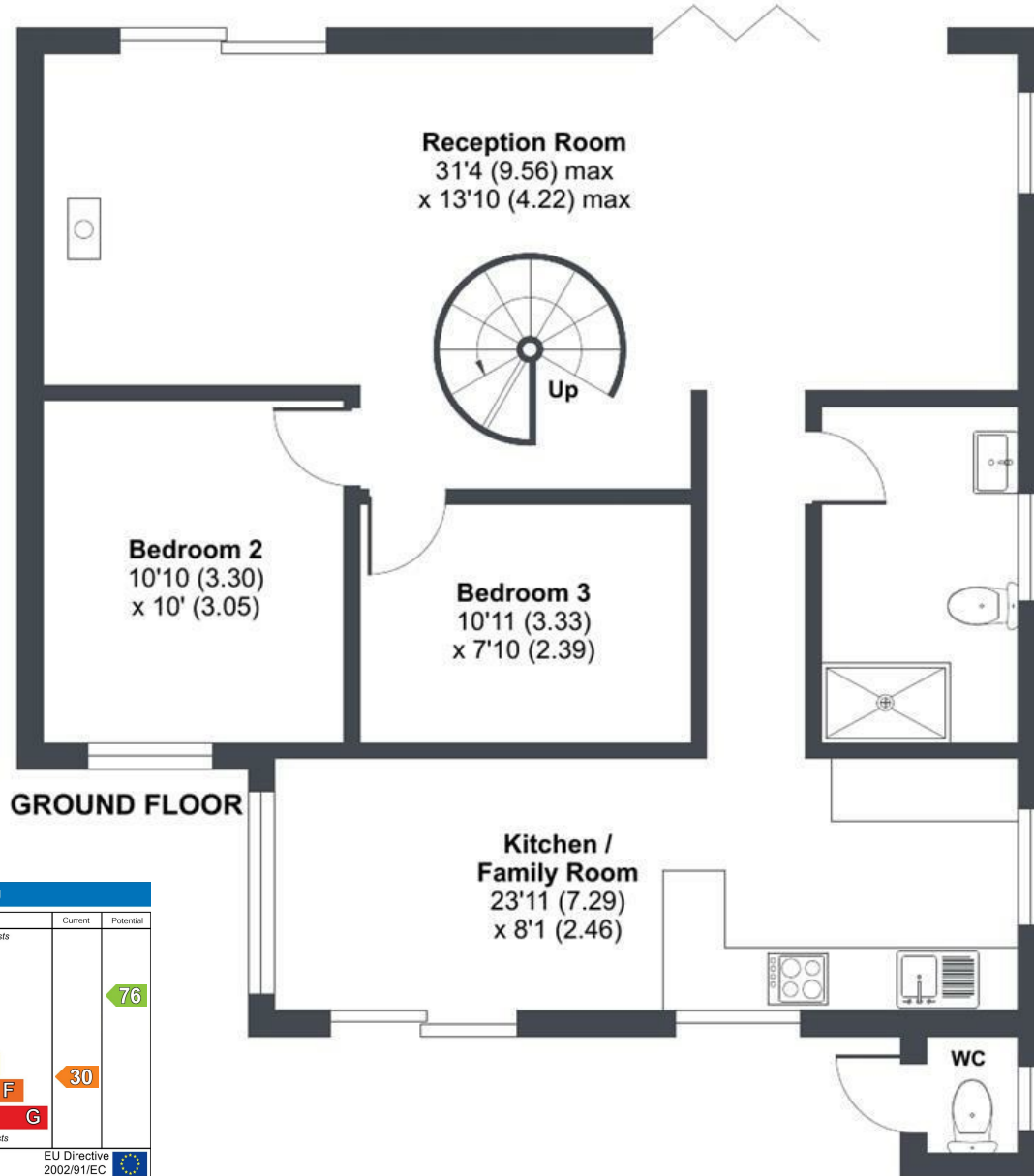
Holywell Bay, Newquay, TR8

Approximate Area = 1305 sq ft / 121.2 sq m (includes garage)

Outbuilding = 17 sq ft / 1.6 sq m

Total = 1322 sq ft / 122.8 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
30	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced by David Ball Agencies. REF: 975914





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