

6 Fistril Blue  
Headland Road, Newquay

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David Ball Luxury Collection is thrilled to present this remarkable ocean-view apartment, boasting two spacious double bedrooms and spanning an impressive 1074 sq ft. This exceptional property is offered with no chain, providing a hassle-free opportunity to own a piece of luxury. Nestled within an exclusive development on the prestigious Headland Road, it commands breathtaking vistas overlooking the renowned Fistral Beach. Early viewing is strongly advised to seize this extraordinary opportunity.

## Guide Price £750,000 Leasehold - Share of Freehold Key Features

- Stunning Coastal Luxury Apartment
- Breathtaking Views Over The World Famous Fistral Beach
- Secure Gated Off Street Parking
- Sought After Location
- Individual Lockable Surf Store
- Private Enclosed Frameless Glass Balcony
- Exclusive Gated Development With Landscaped Communal Gardens
- Early Viewings Highly Recommended



# The Property

An exceptional opportunity awaits to own a splendid two-bedroom apartment, meticulously crafted with an emphasis on style and elegance by the esteemed local interior designers, Hops and Camellias. The moment you step inside this exquisite residence, you'll be greeted by awe-inspiring vistas. To the front, you'll be treated to panoramic views of the world-renowned Fistral Beach, offering an ever-changing tableau of natural beauty.

The Fistral Blue specification has been thoughtfully curated to provide a contemporary finish, accompanied by robust security features. These include an audio-video entry system and key-point access to all doors, ensuring your peace of mind.

The kitchen is a culinary masterpiece, boasting Silestone quartz work surfaces and sleek handleless units, complete with bluemotion soft-close drawers. High-end Neff appliances, including an integrated oven, hob, microwave oven, as well as a Caple integrated fridge-freezer, washer-dryer, dishwasher, and wine cooler, grace this culinary haven.

The open-plan living area is bathed in natural light, thanks to its floor-to-ceiling windows and doors that lead to your private balcony. Quality engineered oak flooring with underfloor heating sets the stage for luxurious comfort. The frameless glass balcony is perfect for alfresco dining and offers a front-row seat to the mesmerizing Cornish sunsets.

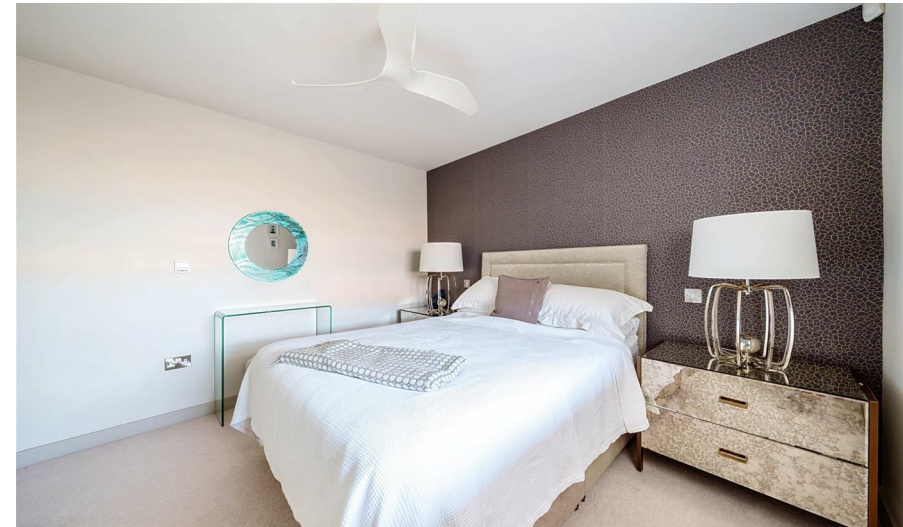
Both the family bathroom and en-suite showcase Duravit Starck fixtures, featuring wall-hung bathroom sanitary ware and washbasins, a walk-in shower enclosure with dual-option shower controls, a stylish bath with a beautifully tiled surround, chrome heated towel rails, wall-hung mirrors, and exquisite Porcelanosa tiling on both walls and floors. This apartment embodies the pinnacle of coastal living with its blend of breathtaking scenery, modern design, and luxurious amenities.





## Externally

This exceptional development provides residents with secure, gated allocated parking, complete with a lockable surf store and an outdoor shower for convenience. The communal landscaped spaces have been thoughtfully designed to embrace and enhance the coastal allure of outdoor living in Cornwall, harmonizing seamlessly with the natural beauty of the surroundings.





## The Location

Undoubtedly, the Fistral Blue Development enjoys an enviable location, boasting breathtaking vistas that capture the essence of Newquay's natural beauty. To the front, it offers stunning views of Newquay's Links golf course and the iconic surfing haven of Fistral Beach. Meanwhile, to the rear, the captivating heath headland stands regally atop the cliff, overlooking the Atlantic Ocean's tranquil bay.

This panoramic scene unfolds before you, extending from Newquay town to the distant horizon, reaching as far as Trevoise Head. The ever-changing coastal scenery becomes a daily delight.

Fistral Bay harbors a hidden treasure known as Little Fistral, with direct access to its sandy shores. Explore the caves and rock pools teeming with shrimps and small crabs, revealing the charm of this pristine gem.

Venturing from the Headland, you'll find yourself moments away from the coastal path, leading you to the picturesque working fishing harbor and historic cellars steeped in local lore. If you opt for the path across Fistral Beach, winding up towards Pentire, it guides you past the Lewinnick Lodge, ultimately reaching Pentire Point. Here, the stunning River Gannel Tidal Estuary separates Newquay from the quaint Cornish village of Crantock.

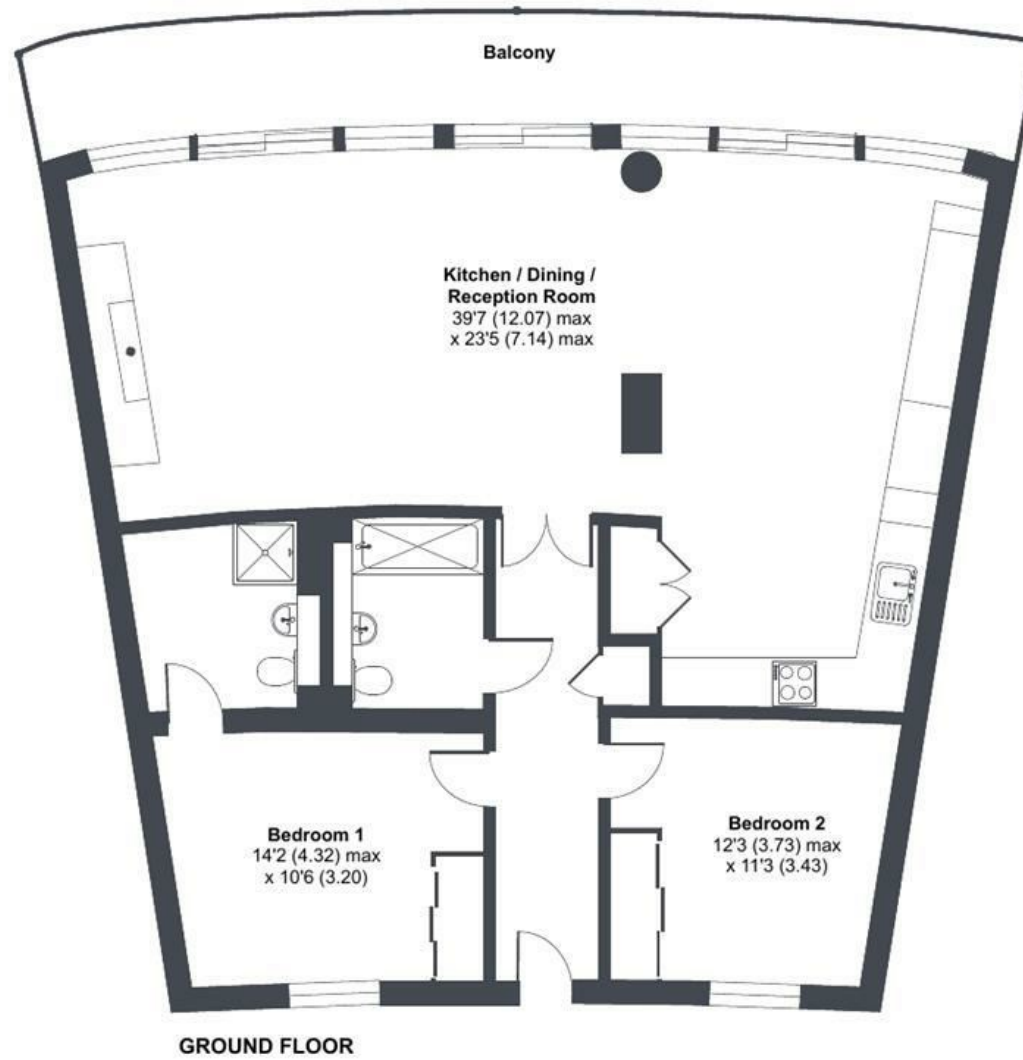
Whichever direction you choose, a paradise of natural beauty beckons right at your doorstep, ready to be explored and cherished.



# Headland Road, Newquay, TR7

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for David Ball Agencies. REF: 1032131







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