



The Ridge, Porth Parade, Newquay, TR7 3JZ

david ball  
Agencies

David Ball Luxury Collection are delighted to offer for sale this 1862 Square feet family home perched above the picturesque beach of Porth, benefitting from solar pv panels, as well as a garage and separate workshop. Early viewing is highly recommended.

## Guide Price £750,000 Freehold

### Key Features

- Sought After Location
- Solar Panels
- Versatile Family Accommodation
- Detached Garage with Separate Workshop
- Cul-De-Sac Position
- Close Proximity to the Family Friendly Beach of Porth
- Ample Off Street Parking
- Early Viewing is Highly Recommended

### Location

Porth Parade is situated in the beautiful area of coastal Porth and overlooks the stunning Porth Beach which is approximately two miles from Newquay town centre. Nestled along the stunning coastline, the enchanting beach of Porth is a cherished destination for both locals and tourists alike. Daily lifeguard patrols, operational from May 15th to September 26th, ensure a safe and enjoyable experience, making Porth an ideal haven for families, couples, and surf enthusiasts.

Adding to the allure of Porth is the iconic Mermaid Inn, a traditional-style pub and restaurant strategically positioned right on the beach. Additionally there is nearby access to remarkable coastal paths, including the one leading to the wildlife-rich Porth Island great for nature enthusiasts.

Just a stone's throw away, the vibrant town of Newquay offers a perfect blend of modernity and coastal charm. Boasting fashionable bars and restaurants, Newquay invites visitors to immerse themselves in the local culture and culinary delights. Moreover, the town is surrounded by some of Europe's finest coastline, offering panoramic views and a diverse range of outdoor activities.





## The Property

Being available for sale for the first time in over 20 years, The Ridge is an ideal family home located at the end of a peaceful cul-de-sac in the highly desirable Porth area of Newquay. This property currently features four bedrooms, one with an en-suite, as well as a family bathroom, and a split-level kitchen/dining room and lounge. The enclosed balcony offers unobstructed views of the scenic Porth family beach and the iconic, wildlife-rich Porth Island.

Thanks to its unique corner position within the cul-de-sac, the property has potential for further enhancement or extension, subject to the necessary planning permissions and building regulations.

Additionally, the property benefits from owned solar panels.

## Externally

The property features a resin driveway that provides off-street parking for up to four vehicles, along with a workshop and a separate garage. It is surrounded by well-established gardens filled with a variety of flowering plants, shrubs, and borders. A meandering pathway leads to a level lawn and a timber-framed summer house.

## Agents Note

Supplied services and appliances have not been tested by the agents. Prospective purchasers are advised to make their own enquiries.

# The Ridge, Porth Parade, Newquay, TR7

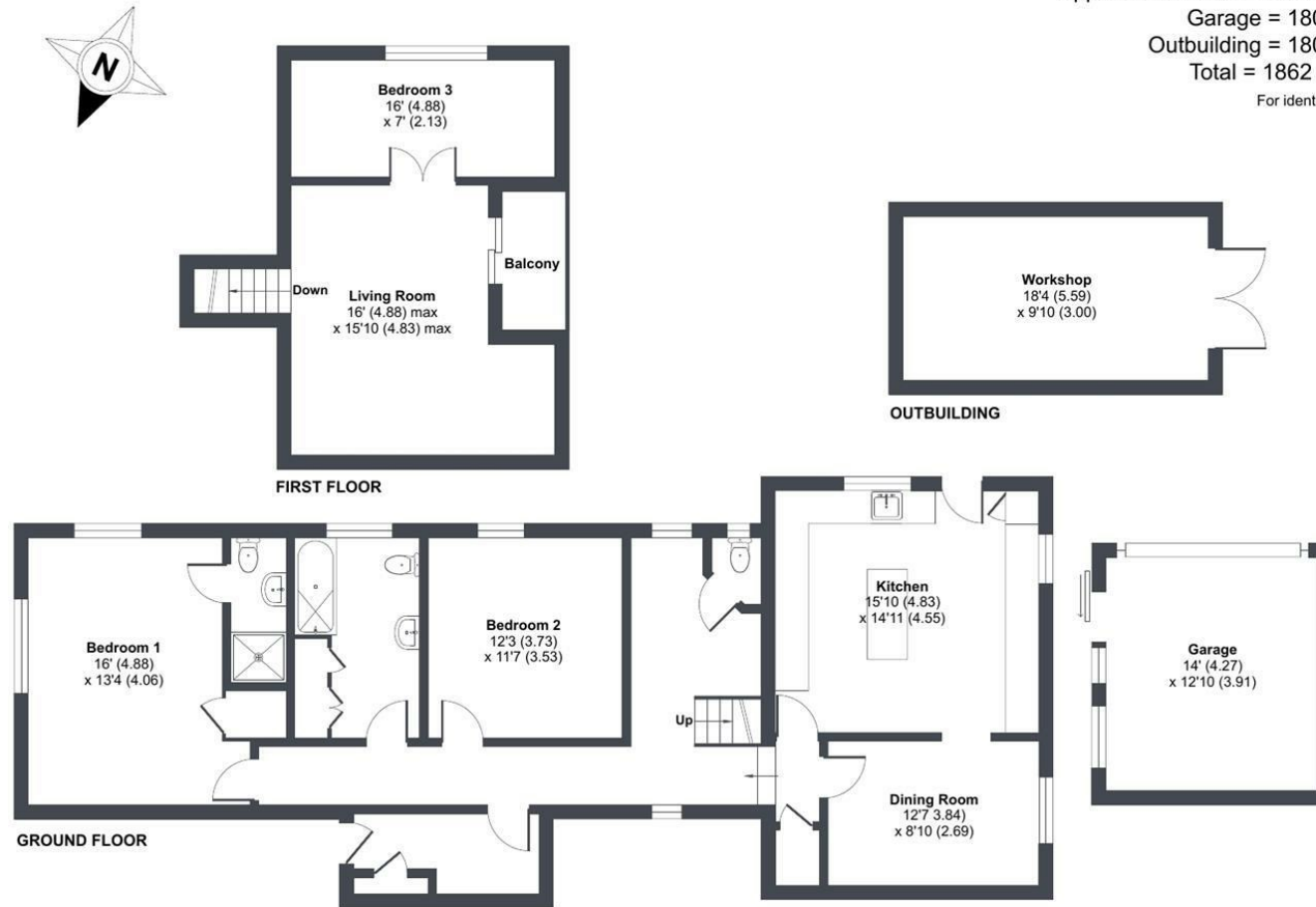
Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuilding = 180 sq ft / 16.7 sq m

Total = 1862 sq ft / 172.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David Ball Agencies. REF: 1124055

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (38-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 83                      | 87        |
|                                             | EU Directive 2002/91/EC |           |

david ball  
Agencies

01637 850850

www.davidballagencies.co.uk



rightmove

Zoopla.co.uk

PrimeLocation.com

Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.