



18, Chichester Crescent, Newquay, TR7 2LD

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**\* NEW INSTRUCTION \*** David Ball Luxury Collection is proud to offer this individual 1,851 sq. ft. sized home, perfectly positioned above the picturesque banks of the Gannel Tidal Estuary. Boasting a generously sized enclosed rear garden, two charming timber-framed summerhouses, and breathtaking, unobstructed waterside views, this property offers a unique blend of tranquillity and style.

Early viewing is highly recommended

## Guide Price £625,000 Freehold

### Key Features

- Breathtaking Estuary Views
- Impressive Principal Bedroom Suite
- Bespoke Fitted Kitchen/Breakfast Room
- Solar Panels with feed in tariff
- Potential to Extend or Re-develop To A Four Bedroom House Subject to all Planning Permission or Building Consent
- Two Versatile Timber Frame Studios
- Off-street Parking & Enclosed Rear Garden
- Early Viewing is Highly Recommended

### The Property

Located in the highly desirable Chichester Crescent area of Newquay, surrounded by similar stylish properties, this generously proportioned family home offers versatile living spaces

You enter through an inviting entrance vestibule into a welcoming hallway that leads to the spacious family lounge, featuring a charming log burner. Wooden bi-fold louvered doors connect the lounge to the dining room, creating a seamless flow between the two spaces. The dining room and lounge both provide access to a bespoke fitted kitchen, complete with a walk-in larder. This area is bathed in natural light thanks to stunning floor-to-ceiling windows and doors that open onto the enclosed rear garden. Completing the ground floor are two double bedrooms and a modern shower/wet room.

The first floor boasts an impressive principal bedroom suite, flooded with natural light from dual aspect windows and a striking porthole window that perfectly frames the wildlife-rich Gannel Tidal Estuary. This luxurious retreat includes a dressing area, a cozy seating or study nook ideal for reading or soaking in the breathtaking views, and a lavish bathroom featuring a walk-in waterfall shower, a freestanding slipper bath, and a floor-mounted mixer tap.







## Location

18 Chichester Crescent enjoys a fantastic elevated position overlooking the picturesque River Gannel tidal estuary, which flows gracefully towards Crantock Beach and the surrounding countryside. The property is ideally located within walking distance of Newquay town center, accessible via a scenic route through the local boating lake and Trenance Gardens.

Newquay's renowned array of stunning beaches is just a short distance away, offering endless opportunities for relaxation and recreation. For transport links, Newquay International Airport is conveniently located within 7 miles, and the local train station is just 2 miles away. Additionally, the property is within walking distance of a local bus route, providing easy access to Cornwall's charming villages and vibrant towns.

## Externally

Externally to the Front

This charming coastal home is set within a beautifully landscaped front garden, featuring mature palms, pampas grass, and low-maintenance gravel beds, all enclosed by a traditional stone wall, enhancing its character and curb appeal.

Externally to the Rear

The expansive rear garden is a standout feature, seamlessly blending practicality with natural beauty. An elevated terrace, complete with artificial grass and an electric awning, provides an ideal space to relax while enjoying panoramic views of the rolling countryside and the Gannel Tidal Estuary.

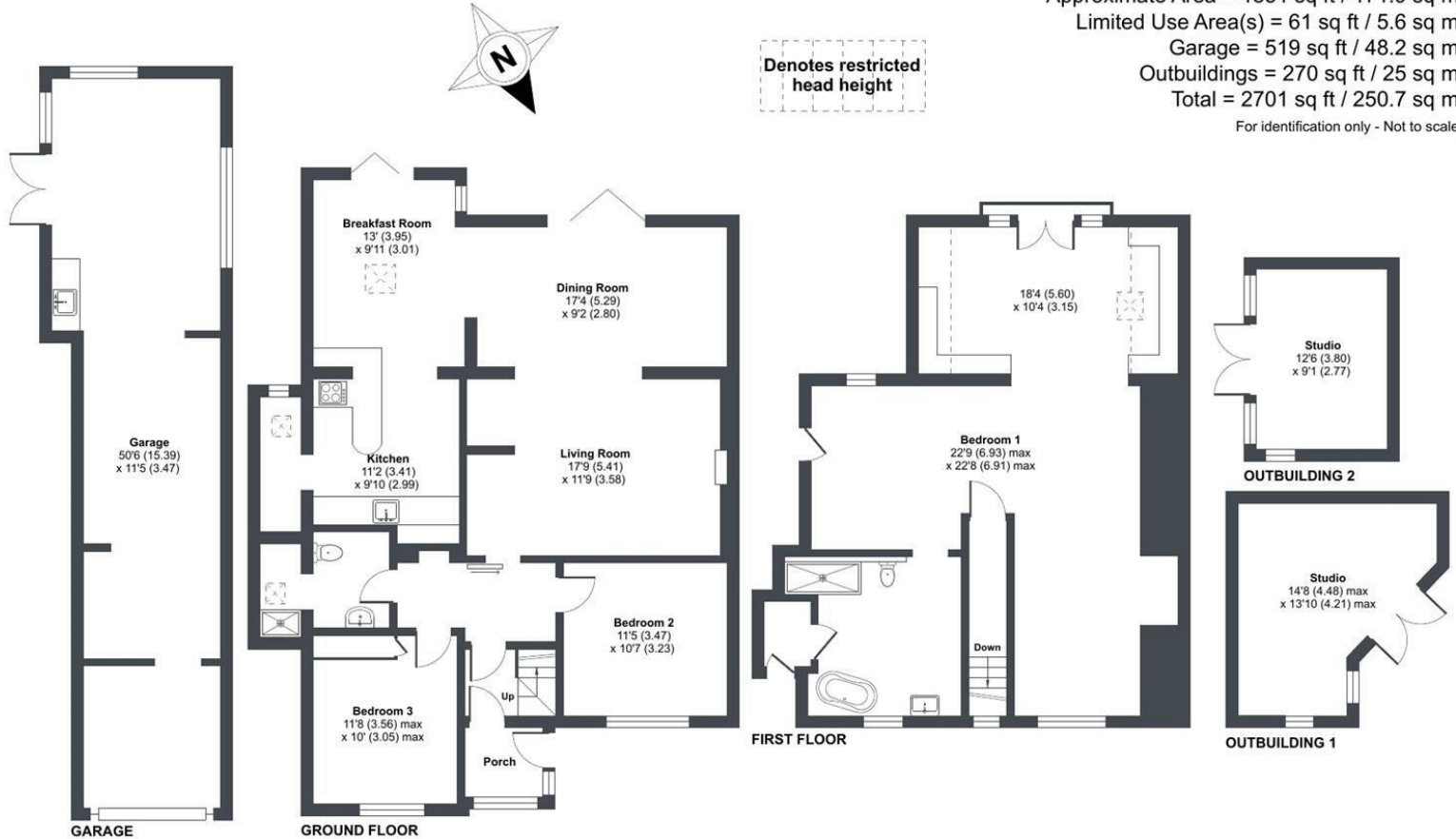
Below the terrace, the garden is thoughtfully divided into multiple zones, including two charming timber-framed studios, one of which benefits from a plumbed-in sink. These versatile spaces can be used for work, leisure, or additional storage. Lush mature trees, shrubs, and well-maintained landscaping create a private and tranquil setting, perfect for both entertaining and quiet retreat.

One of the timber-framed studios is connected to a separate 40-amp power supply, while the garage also benefits from a 40-amp supply. Subject to the necessary building consents and permissions, these spaces offer the potential for conversion into an annexe or separate accommodation.

To the side of the property is an impressive 50ft long garage/workshop offering an array of uses. The current owners currently utilise the space as a garage storage area and a potters work space.

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Approximate Area = 1851 sq ft / 171.9 sq m  
Limited Use Area(s) = 61 sq ft / 5.6 sq m  
Garage = 519 sq ft / 48.2 sq m  
Outbuildings = 270 sq ft / 25 sq m  
Total = 2701 sq ft / 250.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David Ball Agencies. REF: 1235556

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>	79	74
	EU Directive 2002/91/EC	

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