

5 Breakwater

Pentire Avenue, Newquay, TR7 1PE

david ball
| LUXURY COLLECTION |



BREAKWATER

BOUTIQUE COASTAL LIVING



These beautiful townhouses offer an unparalleled coastal lifestyle, with breathtaking panoramic views stretching over the iconic Fistril Beach at the front and the tranquil Gannel River at the rear. Thoughtfully designed to embrace the natural beauty of their surroundings, the elegant vertical layout ensures every angle captures the stunning scenery. Boasting four generously sized bedrooms, three sleek and contemporary

Freehold £799,950

Key Features

- Three Story Coastal Townhouse
- Private South Facing Rear Gardens
- Two Private Balconies With Sea Views
- Private Off Road Parking
- 4 Bedrooms With 3 En Suites
- Holiday let potential
- Gas central heating
- Surf store and wash area
- EPC-B
- Accessible living bedroom with lift to first floor



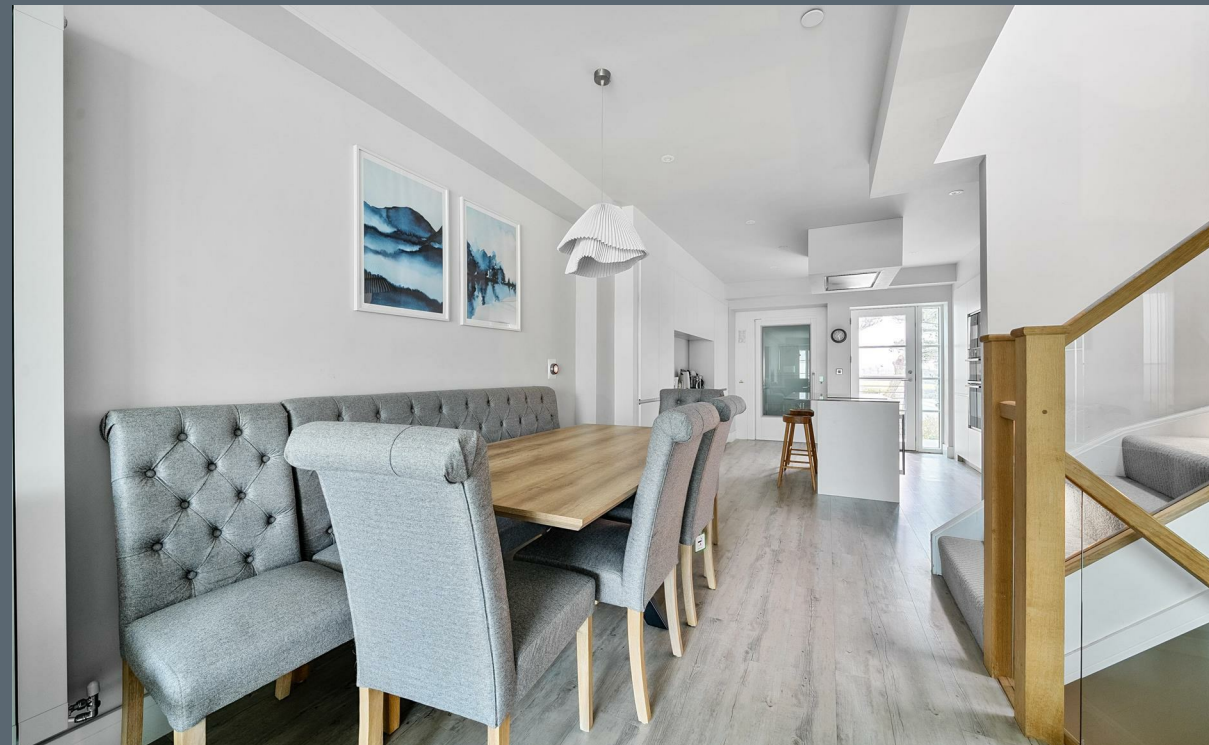
The Property

This exceptional townhouse offers an unbeatable opportunity to own this stunning three-story coastal townhouse, perfectly positioned between the serene River Gannel and the world-renowned Fistral Beach. Offering versatile accommodation across three beautifully designed floors, this home seamlessly blends modern luxury with breathtaking coastal and river views.

Upon entering the ground floor, a spacious hallway leads to two generously sized bedrooms. Thoughtfully designed for inclusive accessibility, Bedroom One features a fitted hoist and a lift providing direct access to the first floor. A Jack-and-Jill shower room enhances convenience, complete with a wall-hung WC, washbasin, fully tiled walk-in shower, illuminated mirror, and heated towel rail.

The first floor is the heart of the home, boasting a spacious open-plan living area with stunning panoramic views. Slide-and-glide patio doors open onto a front-facing balcony, framing breathtaking vistas of Fistral Beach, while rear windows capture the picturesque River Gannel. The sleek Porcelanosa handleless kitchen, with its stylish tiled splashbacks and composite worktops, offers direct access to the rear garden. High-end Neff appliances, including an electric oven, built-in microwave, induction hob with extractor, integrated dishwasher, washing machine, and fridge freezer, complete this modern culinary space.

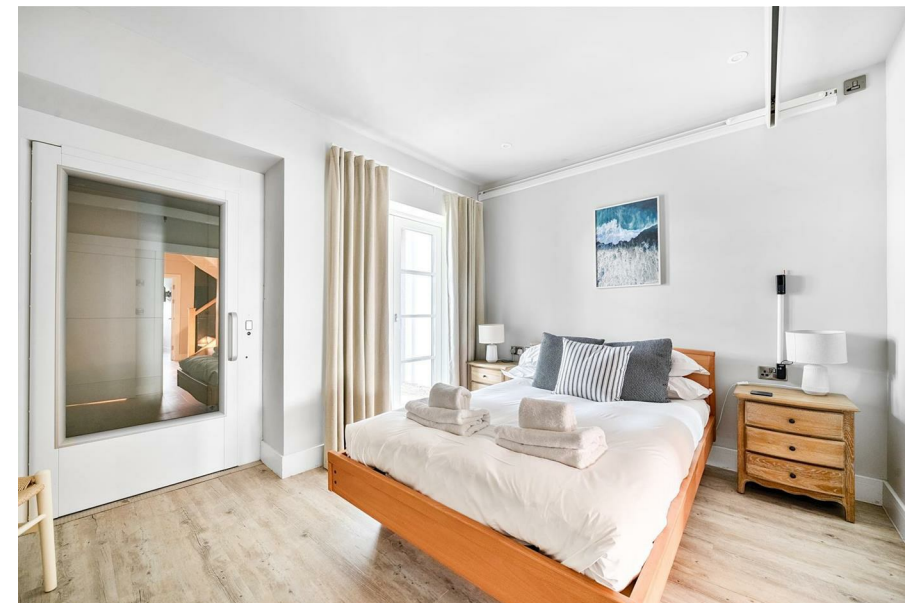
The top floor is home to the luxurious principal bedroom, featuring a private balcony with patio doors overlooking Fistral Beach. Bedroom Four enjoys equally stunning views of the River Gannel. Both bedrooms boast elegant en-suite shower rooms with waterfall-effect showers, wall-hung WCs, washbasins, fully tiled walk-in showers, illuminated mirrors, and heated towel rails, ensuring a sophisticated and contemporary finish. Location and high-specification interiors, making it the perfect coastal retreat or investment opportunity.





Externally

The front of the townhouse includes parking for two vehicles and an electric car charging point. A dedicated surf store and wash-down area add convenience after seaside activities. At the rear, a landscaped private garden with a fenced surround features a patio and a grassed area, ideal for outdoor dining and relaxation, with staircase access to the kitchen.





The Location

Located in the sought-after Pentire area, these townhouses sit between the world-famous Fistral Beach, just 600 meters away, and the picturesque River Gannel tidal estuary, only 300 meters away. The estuary separates Crantock village from Newquay, with a charming ferry service from the historic Fernpit Café, operating since 1910, providing access when the tide is in.

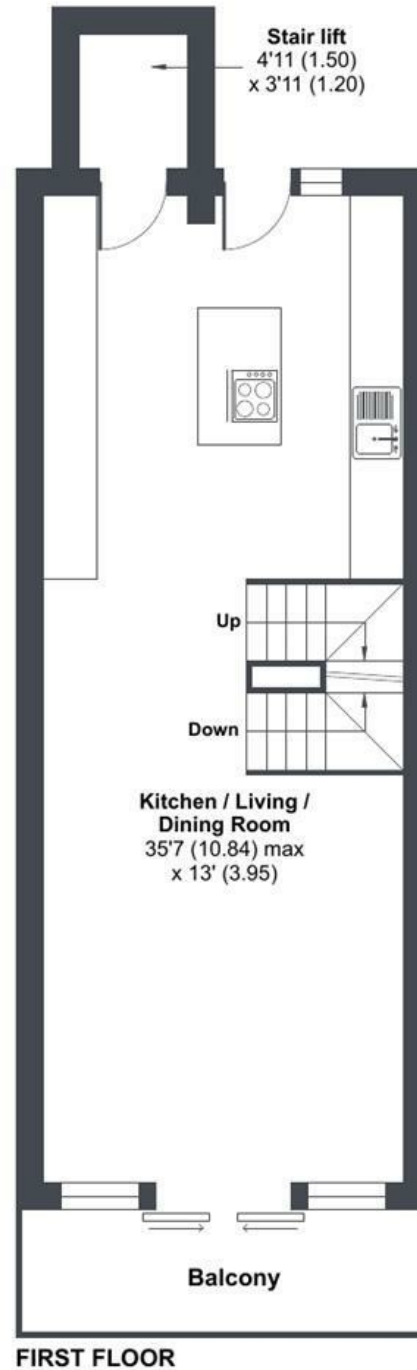
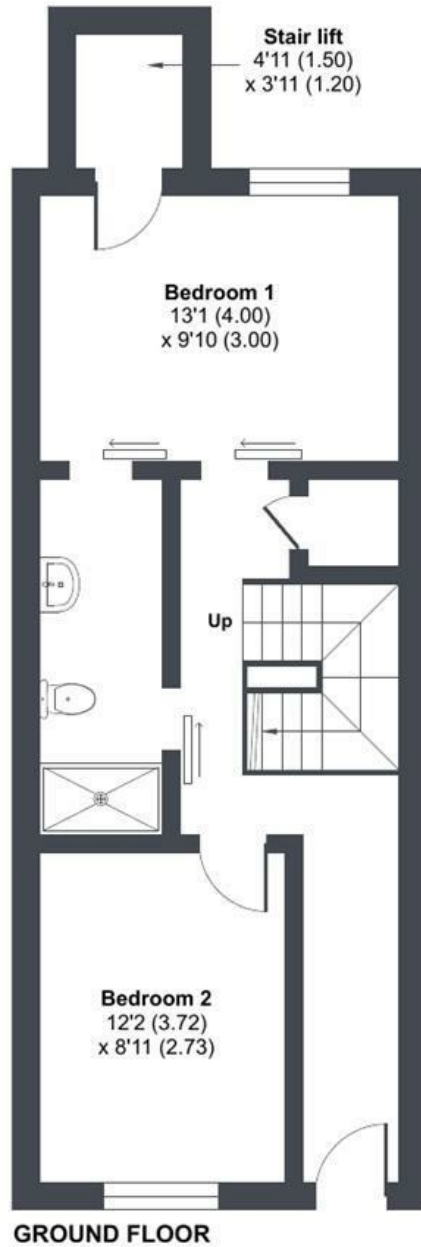
Newquay offers a vibrant mix of shopping, schools, bars, and restaurants, with convenient bus and rail connections to surrounding areas. Truro lies approximately 14 miles away, while the charming fishing port of Padstow is within 16 miles. For international travel, Newquay Airport is just seven miles away, offering direct flights to destinations such as Faro, Alicante, and Dublin.



Breakwater, Pentire Avenue, Newquay, TR7

Approximate Area = 1462 sq ft / 135.8 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). © n'checon 2025. Produced for David Ball Agencies. REF: 1248810

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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