

16

Well Way, Porth, Newquay, TR7 3LR

david ball
| LUXURY COLLECTION |



david ball
LUXURY COLLECTION

David Ball Luxury Collection are delighted to offer for sale this 2340 square feet versatile family home close to Porth Beach. The accommodation Arranged over three levels, this Property offers spacious and accommodation ideal for a wide range of lifestyles. Additional highlights include off street parking, a fantastic rear garden perfect for outdoor entertaining. Early internal viewings are highly recommended.

Asking Price £675,000 Freehold

Key Features

- Sought After Location
- Well Proportioned Family Home
- Close To Porth Beach
- Ample Off Street Parking
- Close to Schooling For All Age Groups
- Enclosed Low Maintenance Garden
- Impressive Principle Bedroom Suite
- Early Viewing Highly Recommended



The Property

Located just moments from the golden sands of Porth Beach one of Newquay's most family friendly and desirable coastal spots this exceptional five bedroom home on Well Way offers spacious, flexible accommodation arranged over three beautifully considered floors.

On the lower ground floor, three generously sized bedrooms (including a potential guest suite) are accompanied by a stylish family bathroom, making this level ideal for guests or multi-generational living. The ground floor is the social heart of the home, featuring a bright and airy openplan living/dining room and a well-appointed kitchen that opens out to a charming balcony perfect for al fresco dining or enjoying morning sea breezes. A utility room, garage, and fifth bedroom with en-suite complete the layout. The crown jewel of this coastal residence is undoubtedly the top floor. Occupying the entire level, the principal suite (Bedroom 1) is a true sanctuary, complete with a dressing room, en-suite, and most impressively, uninterrupted picture-perfect views over the ocean of Porth Beach.

This is a truly rare blend of space, elegance, and location. Whether you're seeking a stunning family home, a coastal retreat, or a holiday investment, 16 Well Way delivers it all in one of Newquay's most sought after enclaves.





Externally

The beautifully landscaped rear garden is designed for both relaxation and entertaining, featuring a stylish decked area, a spacious patio, and low maintenance artificial lawn all framed by mature planted borders and secure fencing. A charming summer house offers the perfect retreat for quiet moments, or creative space.

At the front of the property offers a generous brick-paved driveway provides ample parking for up to three vehicles, in addition to a garage. Side access leads conveniently to the rear garden, enhancing the home's practicality for families and busy lifestyles.





The Location

Perfectly positioned in a quiet, residential enclave, 16 Well Way is just a short stroll from the golden sands of family-friendly Porth Beach. This highly sought after area of Newquay offers an enviable balance of laid back coastal living and everyday convenience.

From breathtaking cliffside walks to charming local cafés and welcoming beachside pubs, the lifestyle here is truly second to none. With excellent transport links, reputable schools, and a wide range of local amenities close by, this location is ideal for families, second home buyers, or anyone dreaming of a peaceful seaside retreat in one of Cornwall's most beloved coastal towns.



Well Way, Newquay, TR7

Approximate Area = 2194 sq ft / 203.8 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Garage = 48 sq ft / 4.4 sq m

Total = 2340 sq ft / 217.3 sq m

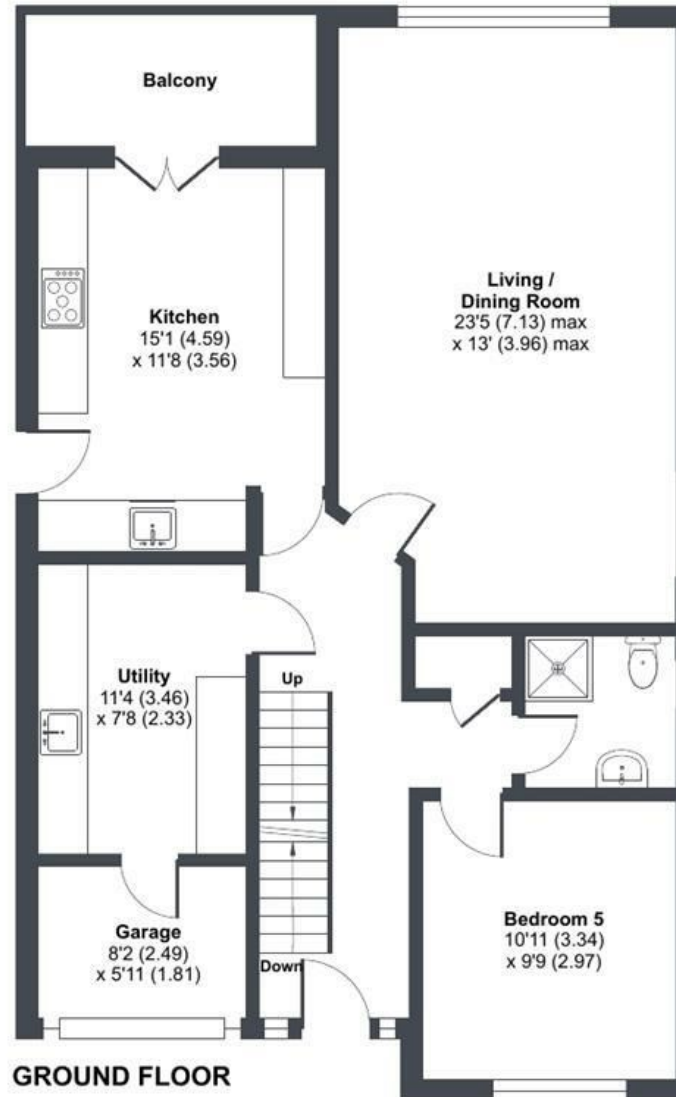
For identification only - Not to scale



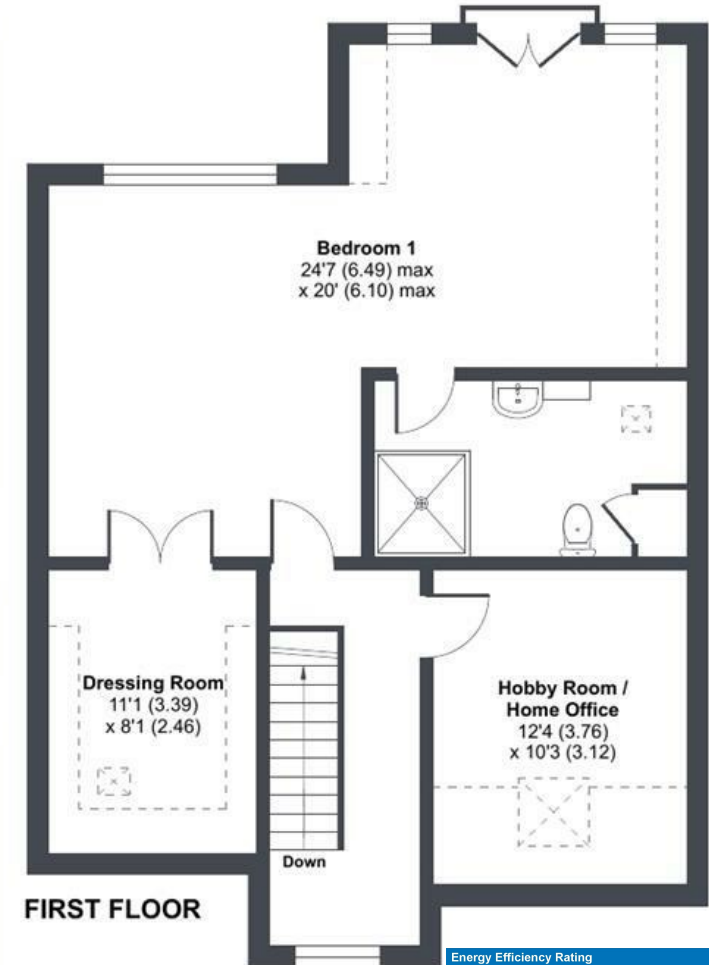
Denotes restricted
head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		





david ball
| LUXURY COLLECTION |

01637 850850
www.davidball-luxury.co.uk



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 matters 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.