

"Estate Agency is evolving...evolve with us"



Ebbtide 37 Trevean Way, Newquay TR7 1TW

£825,000

WELCOME TO EBBTIDE WHERE YOU COULD HAVE SANDY TOES WITHIN SECONDS OF LEAVING YOUR HOME! A THREE BEDROOM SPLIT LEVEL HOUSE WITH A SELF CONTAINED FLAT, A GENEROUS GARDEN AND A DOUBLE GARAGE NESTLED ON THE PENTIRE PENINSULA WITH UNINTERRUPTED VIEWS OF THE EVER CHANGING SANDS OF THE RIVER GANNEL. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- FLEXIBLE WATERSIDE PROPERTY IN PENTIRE
- SELF CONTAINED FLAT
- OUTSTANDING, UNINTERRUPTED VIEWS
- SOUTHERLY FACING BALCONY
- PERFECT FOR A MULTI GENERATIONAL FAMILY
- SPACIOUS ACCOMMODATION WITH HUGE POTENTIAL
- DIRECTLY OPPOSITE THE GREEN AND SLIP WAY WITH DIRECT ACCESS TO THE GANNEL
- DOUBLE GARAGE AND AMPLE DRIVEWAY
- NO ONWARD CHAIN
- ALL MAINS SERVICES

01637 877754

info@momovenewquay.co.uk

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DESCRIPTION:

THE LOCATION:

Welcome to Ebbtide, Trevean Way, Pentire, a detached home nestled on the banks of The River Gannel. The thriving town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach Fistral which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY:

Located just opposite the green with uninterrupted views of The River Gannel and just opposite the footpath offering direct river access this property sits in a 'Grandstand' position, a prime spot to enjoy the most tremendous views!...You can have sandy toes within seconds of leaving your front door!

The front door opens into a split level hallway with stairs leading down to the lower ground floor which offers an integral double garage, a huge bedroom, a wet room and small kitchen. On the ground floor itself you will find the self contained flat which has a sitting room, bedroom, kitchen and shower room, ideal for a teenager of perhaps an older relative.

The wonderful social living, dining and kitchen areas can all be found on the first floor, designed to take full advantage of the gorgeous views and direct access to the south facing balcony. The kitchen is well equipped with space for a cooker and all necessary appliances with a utility room giving access to the rear garden. The living room is huge with a spectacular, uninterrupted view of the River Gannel which leads into a dining area and a conservatory....there's plenty of space for cooking, dining and relaxing even for a larger family.

The remaining bedroom can be found on the second floor, with a huge en suite bathroom with a bath, separate shower and twin basins.

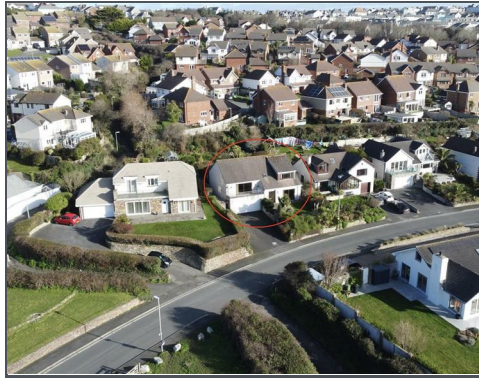
To the front of the property, there's an enclosed south facing garden which enjoys views of the River Gannel and is a peaceful spot to watch the world go by. At the rear, the garden is mainly lawned and completely enclosed with plenty of fruit trees, a pond and a patio. At the front, There's ample parking and a detached, integral double garage.

We believe Ebbtide would make the ideal family home, perfect for a more relaxed, easy going pace of life amongst nature and right by the seaside. With no chain delay, we're not expecting this property to hang around for long.

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Living Room
5.97m x 4.06m (19'7 x 13'4)

Kitchen
3.53m x 3.45m (11'7 x 11'4)

Dining Room
3.53m x 2.77m (11'7 x 9'1)

Conservatory
3.15m x 2.79m (10'4 x 9'2)

En Suite Bathroom
4.37m x 2.95m (14'4 x 9'8)

Bedroom 1
4.45m x 4.39m (14'7 x 14'5)

Bedroom 2
6.35m x 3.51m (20'10 x 11'6)

Flat Living Room
4.39m x 3.18m (14'5 x 10'5)

Flat Bedroom
3.10m x 3.05m (10'2 x 10'0)

Flat Kitchen
2.97m x 2.44m (9'9 x 8'0)

Flat Shower Room
1.93m x 1.75m (6'4 x 5'9)

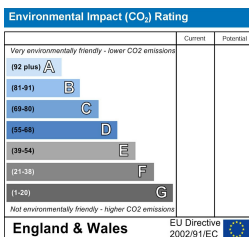
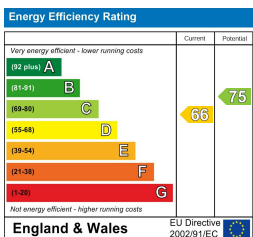
Garage
5.61m x 5.49m (18'5 x 18'0)

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FLOORPLAN:



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