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## 11 Pentire Crescent, Newquay TR7 1PU

**£695,000**

WELCOME TO NUMBER ELEVEN PENTIRE CRESCENT!  
A BRILLIANT FOUR BEDROOM FAMILY HOME WITH A SUPERB SOUTHERLY FACING GARDEN, PLENTY OF PARKING  
AND A GARAGE JUST A FEW STEPS FROM THE RIVER GANNEL.  
THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

**PROPERTY TYPE:** House - Detached

**RECEPTIONS:** 3 / **BEDROOMS:** 4 / **BATHROOMS:** 2

### FEATURES:

- FOUR BEDROOM COASTAL HOME
- JUST A FEW MINUTES WALK FROM THE RIVER GANNEL
- GORGEOUS AND VERY WELL ESTABLISHED SOUTHERLY FACING GARDEN
- AMPLE PARKING
- GARAGE
- BRILLIANT CONSERVATORY
- OPEN FIRE IN THE LIVING ROOM
- HIGHLY DESIRABLE LOCATION

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## DESCRIPTION:

### THE LOCATION:

Welcome to Number Eleven Pentire Crescent; a unique and charming four bedroom detached coastal home, tucked away on a generous and sheltered southerly facing plot just a couple of minutes stroll from the River Gannel. It features bright and versatile reception areas, a southerly facing garden, a garage and ample parking... This brilliant family home is incredibly well presented with plenty of space for the whole family to enjoy. The enticing town centre, the world famous Fistril 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 Fistril Beach Fistril 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:

Offered to the market for the first time in FORTY YEARS this is a house you will be proud to call home! The current owners have a truly unique and wonderful home oozing charm within a few minutes walk of The River Gannel and a few minutes further to Fistril Beach

Stepping through the front door into the hallway, you will find the lounge on the left and the dining room on the right. The lounge is a bright family space with a window overlooking the garden and an open fire. On the other side, the dining room will accommodate a generous family sized table and offers access to the gorgeous conservatory...a wonderful addition to the reception space on offer.

At the rear of the property the kitchen which has a door to the rear garden offers a generous array of grey units with an integrated dish washer and fridge with space for an oven. Within the kitchen, there's a useful storage cupboard and a breakfast bar ideal for a quick coffee in the morning.

Also, on the ground floor, you will find a bedroom with a door to the integral garage which could be utilised as a second reception room or work from home space and a neat bathroom complete with a bath, wc and wash basin

The three remaining bedrooms can be found on the first floor. The main bedroom offers plenty of built in storage and a window to the side, the other two bedrooms are presented to a great standard. Also on the first floor, there's an additional shower room.

This property has gas central heating throughout with upvc double glazed windows with a mixture of laminate flooring and carpets. The combination boiler can be found in the garage.

Externally, the garden at the front is a delight to explore!... laid mainly to lawn, it's southerly facing enjoying plenty of sunshine. It's incredibly private and sheltered with high hedges and plenty of well established shrubs and trees with a large patio area enjoying a vista across the garden. Within the garden, there's a well stocked pond and a rockery....great for entertaining, large enough for children to play and completely enclosed. At the rear, the garden is neat and low maintenance with a shed, green house an additional lawned area, parking for up to four cars and access to the garage. The garage has an electric door with space and plumbing for a washing machine, tumble dryer and fridge freezer.

In summary, properties like this are rare! The superb condition, brilliant location and flexible living areas make for the perfect home for the sea.

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Hallway  
4.95m x 2.34m (16'3 x 7'8)

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Dining Room  
4.29m x 3.66m (14'1 x 12'0)

.

Conservatory  
4.06m x 3.81m (13'4 x 12'6)

.

Lounge  
4.93m x 3.40m (16'2 x 11'2)

.

Kitchen  
3.68m x 3.07m (12'1 x 10'1)

.

Ground Floor Bedroom 4  
3.10m x 2.79m (10'2 x 9'2)

.

Ground Floor Bathroom  
2.29m x 1.68m (7'6 x 5'6)

.

Garage  
5.33m x 2.29m (17'6 x 7'6)

.

Bedroom 1  
4.06m x 3.66m (13'4 x 12'0)

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Bedroom 2  
3.86m x 3.25m (12'8 x 10'8)

.

Bedroom 3  
3.12m x 2.21m (10'3 x 7'3)

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Shower Room  
1.55m x 1.07m (5'1 x 3'6)

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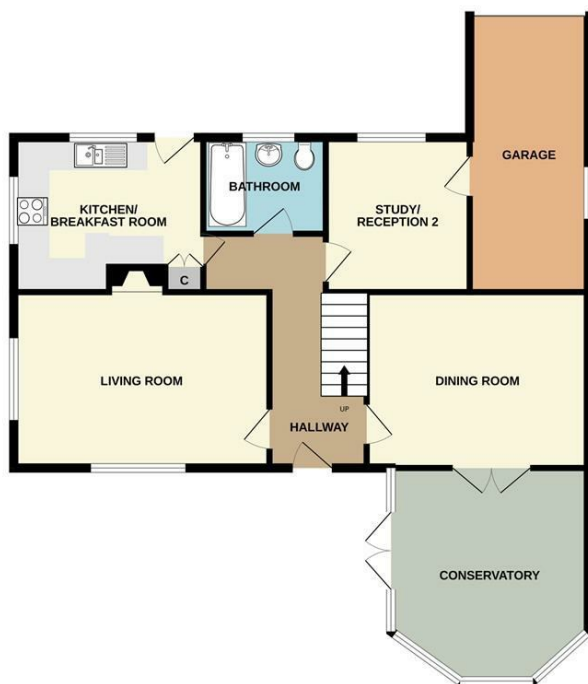
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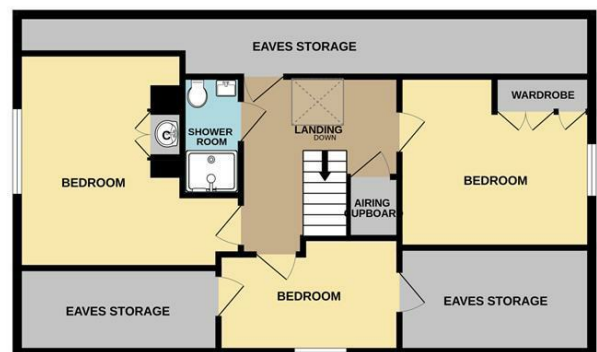
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## FLOORPLAN:

GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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	68	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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