



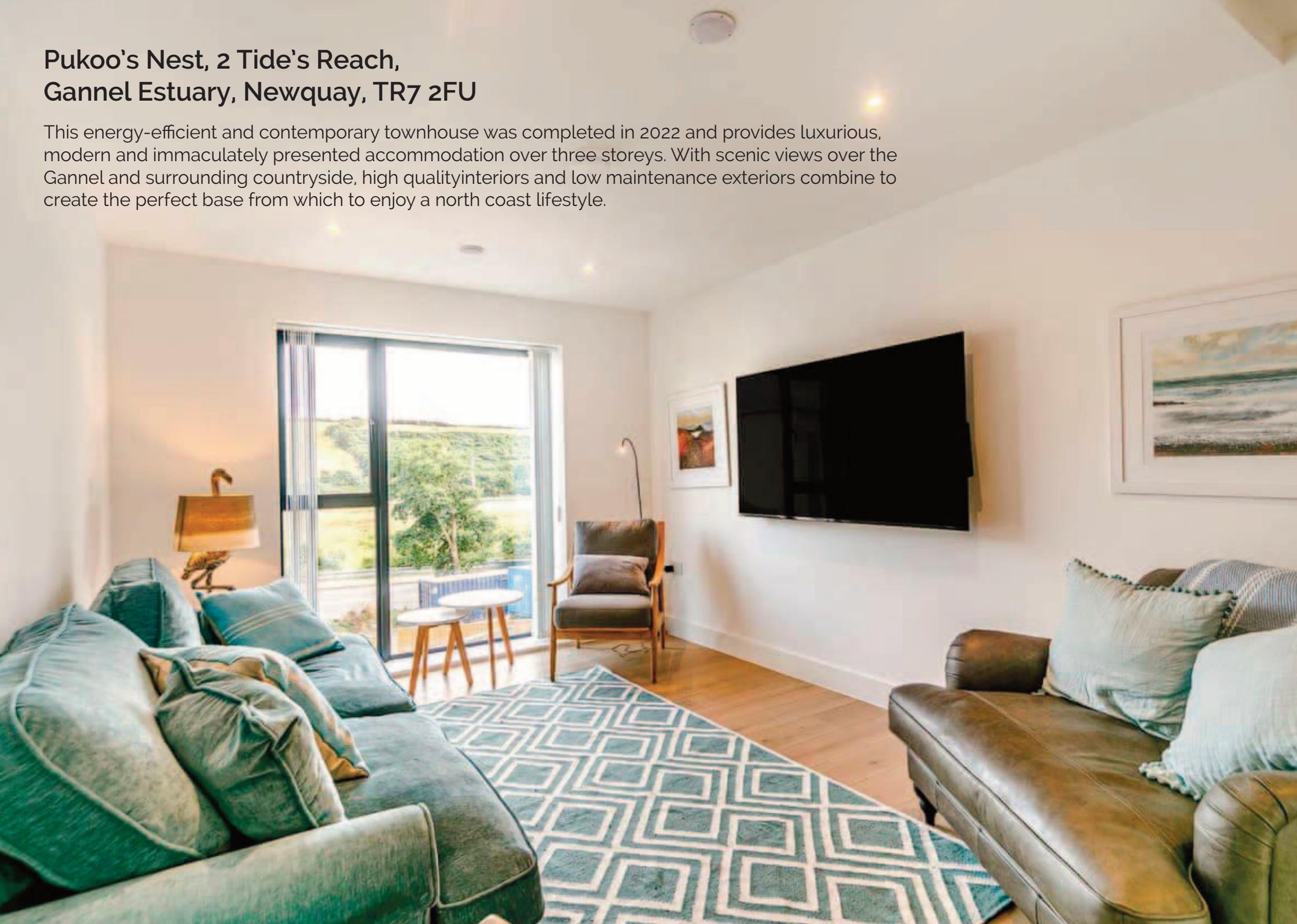
Pukoo's Nest

Gannel Estuary, Newquay



Pukoo's Nest, 2 Tide's Reach, Gannel Estuary, Newquay, TR7 2FU

This energy-efficient and contemporary townhouse was completed in 2022 and provides luxurious, modern and immaculately presented accommodation over three storeys. With scenic views over the Gannel and surrounding countryside, high quality interiors and low maintenance exteriors combine to create the perfect base from which to enjoy a north coast lifestyle.



The property

- Private gated development
- Gannel river and estuary views
- Four-bedroom, three bathroom/shower roomed townhouse completed in 2022
- Superb attention to detail and exceptional quality throughout
- Features including: Air source heating system with remote WIFI access underfloor heating to ground and first floors, powder coated aluminium double glazing, oak and glass feature staircase, telephone, data points and ceiling speakers in living room and master bedroom.

Ground Floor

- Entrance hall
- Three ground floor bedrooms, two doubles with fitted (Iroka) wardrobes and one single bedroom. One with private patio with steps leading to the rear garden.
- Superbly appointed bathroom and separate shower room

First floor

- Superb open plan living room with wide board engineered oak flooring throughout, comprising
 - o Well-appointed contemporary kitchen with granite worktops and splashback. Fitted appliances (Siemens & Neff) including oven, combination microwave oven, black glass induction hob, integrated wine cooler, fridge / freezer and dishwasher. Bosch washer/dryer. Sink with hot tap.
 - o Dual aspect dining area
 - o Sitting area with large picture window enjoying the views

Second floor

- Master bedroom suite with en suite shower room and private terrace

Outside space

- Low maintenance and landscaped rear terraced garden. Terrace accessed from the kitchen with steps leading to further sitting out terrace.
- Storage shed and side access. Hot and cold shower.
- Allocated parking for two cars and an EV charge point.





Distances

Gannel footpath – 350 yds; Newquay centre – 0.7; Newquay golf clubhouse – 1; Fistral Beach – 1.1; The Headland Hotel – 1.4; Pentire Headland – 1.7; Crantock beach (by car) – 3.5; Watergate Bay – 4; Poly Joke beach – 4.2; Mawgan Porth – 6.2; Cornwall Airport – 6.6; Truro – 12.6

(All distances are approximate and in miles)

Location

The Gannel Estuary, where sea, sand, river and rock converge, hosts some of Cornwall's most exquisite properties. Along its banks and creeks, remnants of boatyards and derelict sea craft evoke nostalgia for bygone eras.

Teaming with diverse wildlife and vegetation, the estuary is a haven for ecologists, offering encounters with a wide array of wildlife from around the world. Its tidal waters separate Crantock from Pentire Point and gracefully wind along the western border of Newquay.

Featuring stunning salt marshes, reed beds, and sandy banks, the estuary is framed by the dramatic cliffs of West Pentire and the golden expanse of Crantock beach. This picturesque landscape provides an unmatched backdrop.

During low tide, visitors can explore the estuary's beauty through captivating river and beach walks, connected by charming, wooded footbridges. Alternatively, one can enjoy the scenery on horseback through the local pony trekking school.

For watersports enthusiasts, high tides at the Gannel offers prime opportunities for kayaking, paddle boarding or boating, all easily accessible and surrounded by the estuary's stunning scenic allure.



Tenure, services and material information

Freehold. Mains water, drainage and electricity. Air source heat pump, underfloor heating throughout.

Council tax – Currently a holiday let. Previously band D.

Holiday lettings are allowed. <https://www.cottages.com/cottages/puckoos-nest-uk39955>

Broadband: Fttc.

What 3 Words ///crackles.passport.village

Directions

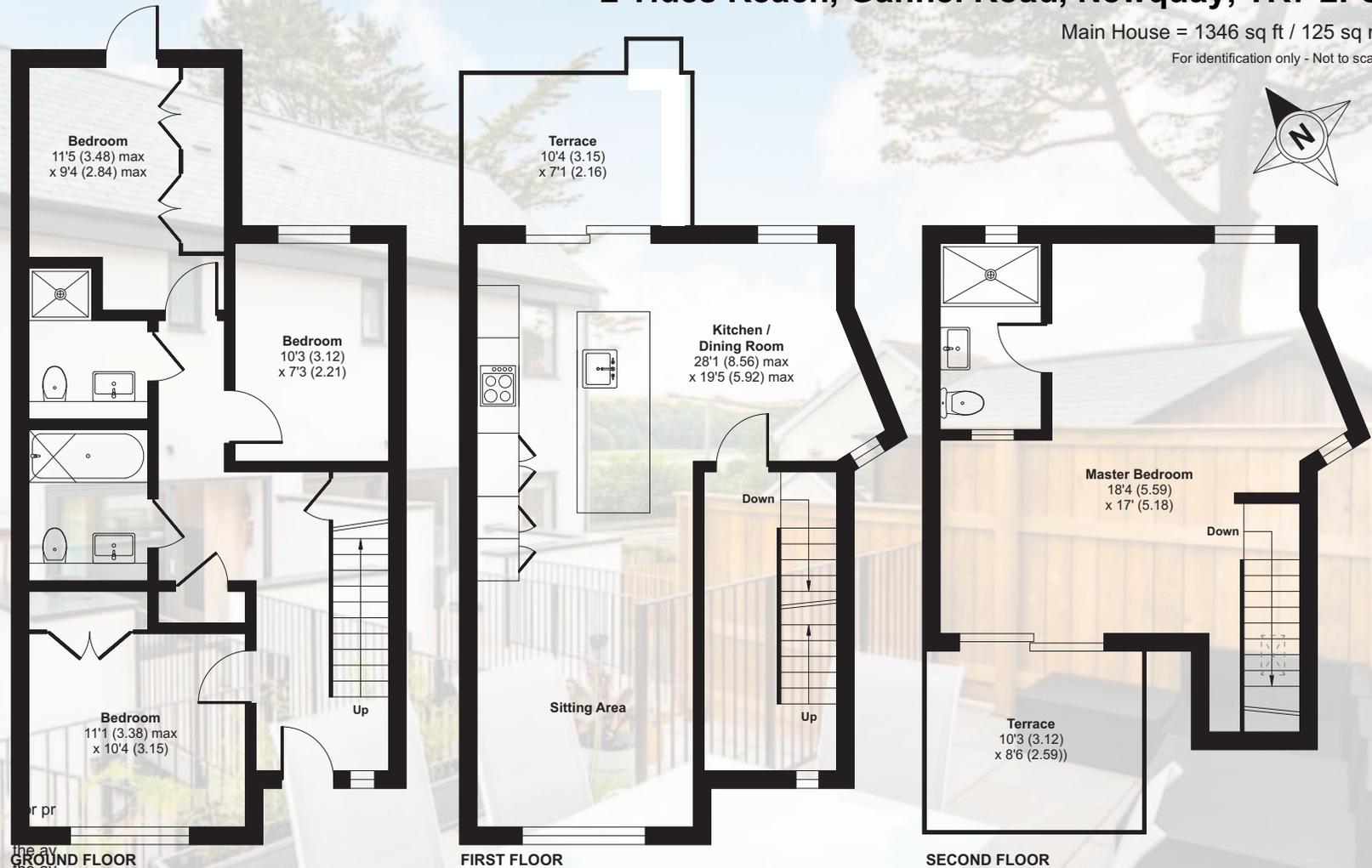
Proceeding into Newquay on the A3075, proceed into Trevemper Road and follow signs for central Newquay. Proceed along the new road layout to the next roundabout and straight across into Gannel Road. Proceed for around 500 yards and the gated entrance to Tide's Reach is on the right.



2 Tides Reach, Gannel Road, Newquay, TR7 2FU

Main House = 1346 sq ft / 125 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A	85 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Shore Partnership Limited. REF: 1106086

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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