

THE PENTHOUSE,

27 OCEAN GATE, 1 ESPLANADE ROAD, NEWQUAY, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT





Viewing strictly by appointment through the vendor's Sole Agent:

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THE PENTHOUSE,

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Located directly beside the internationally renowned Fistral surfing beach.

Arguably Newquay's finest frontline duplex penthouse apartment; commanding sensational unobstructed and unobstructable panoramic views over Fistral beach, across Fistral Bay to Towan Head and far along the north Cornish coastline to Trevoze Head, a truly remarkable and everchanging vista.

The epitome of luxury coastal living with over 3,280sq.ft. of beautifully proportioned accommodation featuring 4 spacious bedrooms and 4 elegant bath/shower rooms and on the top floor a vast circular entertaining space glazed on all sides with stunning views, seamlessly connecting with a huge private roof terrace, complete with eight person hot tub, perfect for large family gatherings.

With tandem 2 car parking space, surf store, surf shower, stair and lift access and all the amenities of this coastal resort on your doorstep making this an unrivalled Cornish coastal retreat.

SUMMARY OF ACCOMMODATION

In all, approximately 3,282sq.ft

Ground Floor Communal entrance hall, lift and stairs ascend to third floor with communal entrance landing opening onto.

Lower Floor Broad reception hall with plate glass steps ascending to upper floor, principal bedroom suite with sitting area, private sea facing balcony and en-suite bathroom. Guest bedroom suite with en-suite shower room plus sea facing balcony. 2 further double bedrooms, one with en-suite shower room, family bathroom, utility room and storage cupboard housing hot water tank.

Upper Floor Incredible circular open-plan living space comprising high quality kitchen, large dining and sitting area, wood engineered floors and underfloor heating, storage room, boiler room.

Outside Vast roof terrace (43'4" x 37'7") enjoying spectacular views out over the sea and beach plus surrounding coastlines. Oversized hot tub. Tandem parking space for 1-2 cars plus surfboard store and shower in secure underground parking area.



LOCATION

In a truly spectacular setting, just a short stroll from the beach on the dramatic Pentire Headland of Newquay, The Penthouse, 27 Ocean Gate commands truly world class beach, sea and coastal views. Without doubt one of the very finest outlooks available anywhere along the north coast of Cornwall.

The views over the azure sea and rolling waves breaking on the rocks below and along virtually the entirety of the world famous Fistral beach, considered to be Cornwall's surfing Mecca is quite something to behold.

Long regarded as one of the most prestigious locations on the periphery of Newquay the Pentire peninsula which lies a short distance to the west of the town, is situated between the open Atlantic Ocean and the Gannel Estuary.

A short walk away, Fistral beach is a world class surfing destination with many national and international championships taking place along its sandy shore.

On the other side of the Pentire Headland and across the Gannel Estuary is the beautiful but slightly lesser known and more rugged Crantock beach, in the ownership of the National Trust, which is backed by high sand dunes protecting the beautiful old village beyond.

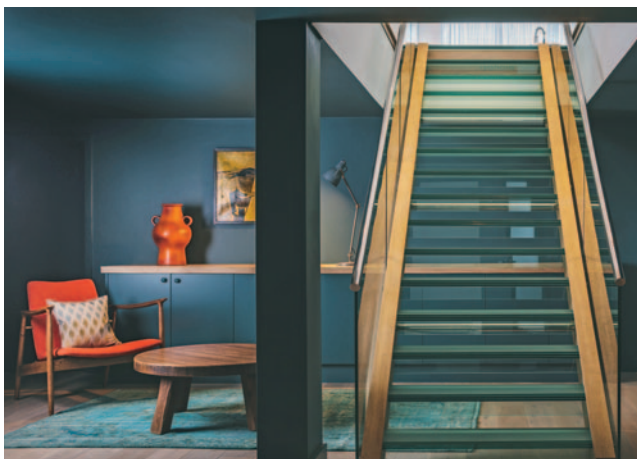
The town of Newquay caters for all day to day needs with plenty of national retailers, mixed with locally owned shops and a profusion of restaurants and bistros.

The cathedral city of Truro, is approximately 12 miles away to the south and provides first class shopping, business and commercial facilities together with private schooling and a mainline railway station on the Penzance to Paddington line with journey time approximately 4½ hours to London.

Cornwall Airport Newquay, 6 miles away offers daily flights to a growing range of international and national destinations making this one of the most conveniently located as well as dramatically positioned apartment along the north coast of Cornwall.

The area is obviously perfect for water sports enthusiasts with a choice of two of the best surfing beaches in Cornwall within a short walk. For walkers there is almost direct access onto the South West Coast Path and some of the finest coastal scenery in Cornwall.

For golfers, there is a fine Links course also within walking distance of the property, and for entertainment and fine dining the stunningly situated Lowennick Lodge is just 8 minutes' walk from the property towards the end of the Pentire Headland and offers great food, drinks and equally fine views of the sea below all year round.



DESCRIPTION

The availability of The Penthouse, 27 Ocean Gate represents and incredibly rare opportunity to acquire what is arguably Newquay's finest duplex penthouse apartment, combining unrivalled and particularly spacious 3,282sq.ft. of accommodation plus a vast private roof terrace and incredible panoramic views, all just a stones throw from the UK premier golden sand surfing beach. The apartment constructed by the renowned developer Acorn Property Limited in 2010 to a striking contemporary design in a grandstand landmark setting and sits beside Newquay's Links golf course in a grandstand position with unobstructed and unobstructable views out over the Pentire Headland, the entirety of Fistral beach, to the Headland Hotel, Newquay Golf Course to Watergate Bay and far along the north Cornish coast to Trevose Head and miles of open sea.

With communal entrance and stair and lift access, the property sits on the third and fourth floors. The property is entered through a particularly broad and impressive reception hall with stunning plate glass staircase ascending to the upper floor. On the entrance level are four large double bedrooms. The principal bedroom is a huge open-plan suite (25'7" x 24'4") with bedroom with its own sitting area and private sea facing balcony and large en-suite bath/shower room also with private sea facing balcony. The guest bedroom is equally impressive, another huge double bedroom with another luxuriously appointed en-suite shower room. There are two further double bedrooms, one with en-suite shower room and the second using the well appointed family bathroom. All bathrooms are very well appointed with contemporary Villeroy & Boch sanitaryware. Completing the lower floor is a utility room and cupboard housing the boiler and hot water tank, both floors with underfloor gas fired central heating.

The living accommodation is truly exceptional with an incredible, highly individual circular open-plan living space with floor to ceiling windows on all sides, each with incredible far reaching views out over the golf course, beach and surrounding coastline. Partially sub-divided into a high quality kitchen with central island unit with attractive white gloss units, attractive quartz worktops and a full range of quality integrated appliances. There is space for a twelve seater dining table, space for easy chairs and sofas and with high ceilings and views to all sides, it makes for a truly unrivalled living space, perfect for relaxation and large family gatherings. Opening out from the living area is access to a vast private roof terrace with plate glass balustrade at 43'4" x 37'7" this private low maintenance terrace gives another unique amenity and enjoys totally unobstructed and unobstructable views out over the beach below, perfect for alfresco dining and with a eight seater hot tub from which to enjoy the last rays of the setting sun.

The Penthouse benefits from a secure underground tandem parking space for 1-2 cars plus a surfboard store and use of a communal beach shower.

The property has been used as a high calibre holiday letting investment (details of which can be made available to interested parties on request). The property can be purchased with all fixtures, fittings and furnishings bar personal effects, subject to further negotiation.



THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

From lift and communal entrance door with opaque side screens. Door into broad:-

ENTRANCE HALL With impressive glass staircase with plate glass balustrades and chrome handrails ascending to top floor living space. A long cupboard to one wall with thick oak countertop. Radiators, coat hooks, smoke detectors, sprinkler system, inset LED downlights, engineered oak flooring. Entry phone system.

PRINCIPAL BEDROOM – 25'7" x 24'4" A huge principal bedroom suite, dual aspect with double glazed windows to side and front with incredible panoramic views over Newquay Golf Course, Fistral beach and far out to sea. With both sitting area and room for many easy chairs and sofas, inset LED downlights, smoker detector, three radiators, engineered wood flooring, walk-in wardrobe with hanging rail and LED lighting. Double glazed door out onto private sea facing balcony, paved with chrome railings and plate glass balustrade.

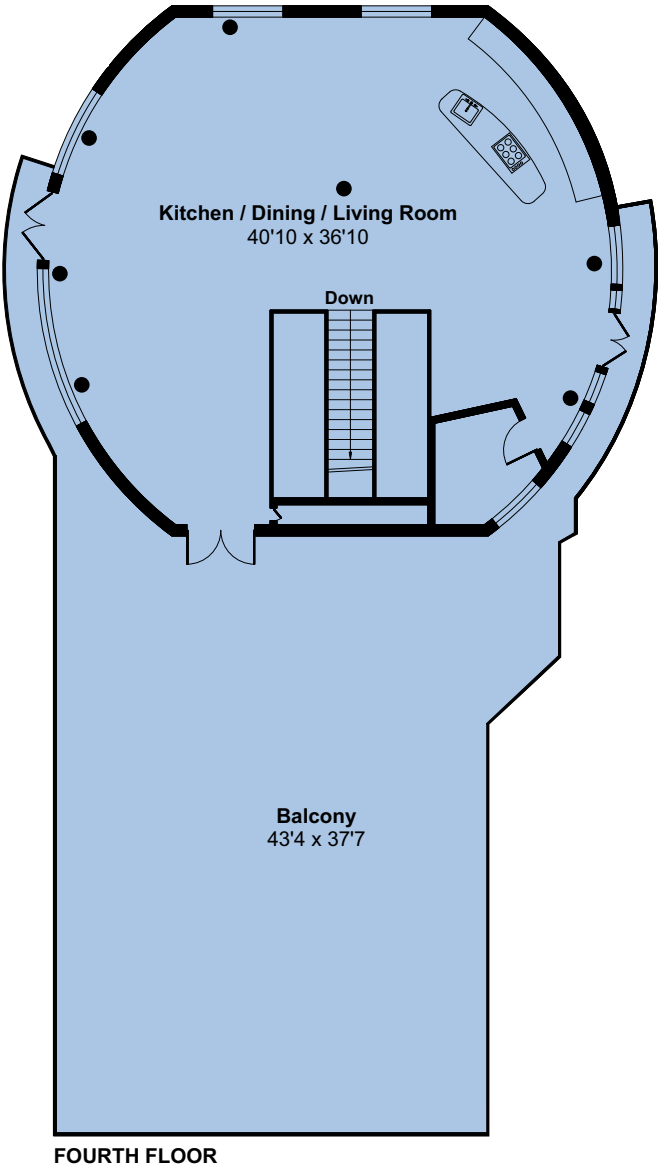
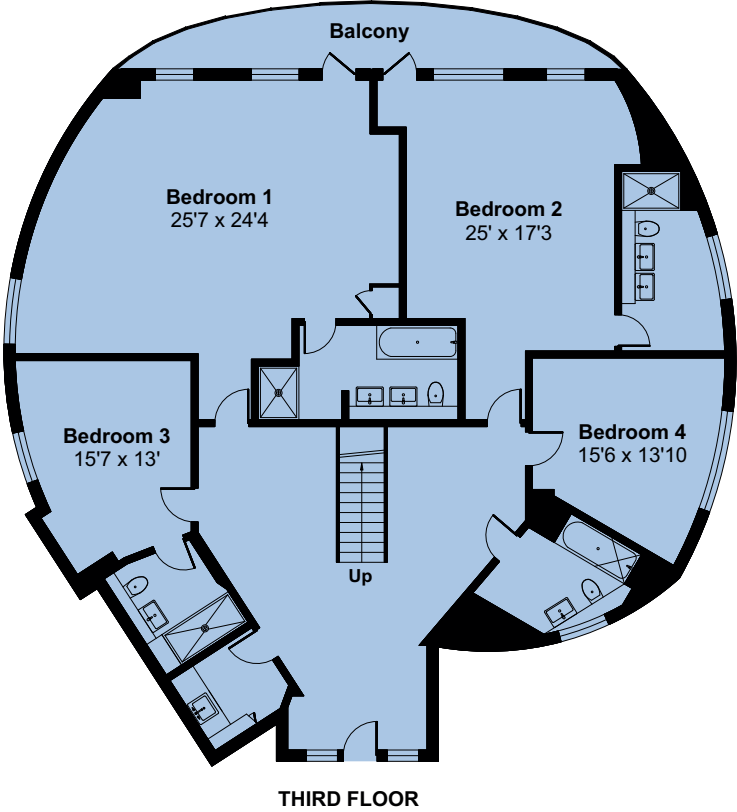
EN-SUITE BATH / SHOWER ROOM Fitted with contemporary white Villeroy & Boch sanitaryware including low flush wc with concealed cistern, his and her wash hand basins with chrome mixer taps, bath with additional handheld shower attachment, oversized shower cubicle with thermostatic drench shower, chrome heated ladder style towel rail, tiled on four sides, extractor fan, tiled flooring.

BEDROOM 2 – 25' x 17'3" Superb large bedroom suite with double glazed windows and double glazed door overlooking and opening out onto sea facing balcony with panoramic views over Newquay Golf Course, Fistral beach and out to sea. Inset LED downlights, smoke detector, engineered wood flooring, radiator, walk-in wardrobe. Door into:-

EN-SUITE SHOWER ROOM Fitted with contemporary Villeroy & Boch white sanitaryware including low flush wc with concealed cistern, his and her wash hand basins with chrome mixer tap, oversized shower cubicle with thermostatic drench shower. Chrome heated ladder style towel rail, shaver point, obscure double glazed window to side, inset LED downlights, tiling to two sides, tiled flooring.

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Approximate Area = 3282 sq ft / 304.9 sq m
For identification only - Not to scale



BEDROOM 3 – 15'7" x 13' Double glazed window with panoramic views over Newquay Golf Course to Fistral beach and far out to sea, inset LED downlights, smoke detector, radiator, engineered wood flooring. Door into:-

EN-SUITE SHOWER ROOM With contemporary Villeroy & Boch white sanitaryware including low flush wc with concealed cistern, wash hand basin with chrome mixer tap, oversized shower cubicle with thermostatic drench shower, tiled on two sides, tiled floor, extractor fan, chrome heated ladder style towel rail.

BEDROOM 4 – 15'6" x 13'10" Double glazed window to side, inset LED downlights, smoke detector, radiator, engineered wood flooring.

FAMILY BATHROOM Fitted with contemporary Villeroy & Boch sanitaryware including low flush wc with concealed cistern, wash hand basin with chrome mixer tap, bath with mixer drench shower over plus additional handheld shower attachment, glazed shower screen, chrome heated ladder style towel rail, shaver point, double glazed window to side, tiling on three sides, extractor fan, tiled flooring.

UTILITY ROOM With thick wood worksurface with broad stainless steel sink with retractable mixer hose, space and plumbing for washing machine, space and plumbing for dryer, tiled flooring, extractor fan, inset LED downlights, central heating controls, cupboard housing Stanton Premier Plus unvented hot water tank, shelving.

FIRST FLOOR

Vast circular open-plan living space 40'10" x 36'10" separated into two distinct areas.

KITCHEN Fitted on one side with a comprehensive range of attractive white gloss base and eye level units with integrated Siemens electric oven and grill with additional Bosch electric oven and grill, microwave oven, Kapel wine fridge, Siemens full height refrigerator, Montpellier full height freezer, large central island unit with attractive quartz worktop with Blanco stainless steel sink with integrated drainer with chrome mixer tap and additional plunger hose. Siemens induction hob with recessed Kapel extractor fan. Deep pan drawers, retractable plug socket, breakfast bar. Space for ten seater dining table and six seater breakfast table, inset LED downlights, engineered wood flooring. Former cloakroom/wc now used as a large private store room.

SITTING AREA With space for many easy chairs and sofas with exceptional panoramic views out over Newquay Golf Course, Fistral beach, the Pentire headland, The Headland Hotel, far along the north Cornish coastline to Trevoze Head and beyond and far out to sea. Boiler cupboard housing gas boiler locked at time of inspection. Glazed doors out onto curved balcony and further door out onto incredible private:-

ROOF TERRACE – 43'4" x 37'7" An incredible paved terrace enjoying totally unobstructed and unobstructable views out over Newquay Golf Course, Fistral beach and far out to sea, surrounded by chrome railings and plate glass balustrades with fixed wooden sitting out areas and planters, plus eight person hot tub, outside courtesy lighting, outside tap.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through:
Lillicrap Chilcott, Landrian House,
59-60 Lemon Street, Truro, Cornwall, TR1 2PE.
Telephone: (01872) 273473.
E-mail: sales@lillicrapchilcott.com.

POST CODE TR7 1PY.

SERVICES Mains water, drainage, electricity and gas.

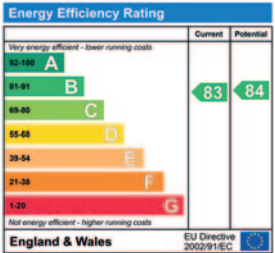
COUNCIL TAX BAND G (see www.mycounciltax.org.uk).

TENURE Leasehold. Residue of 999 year lease (2010).
Ground rent £350pa (next ground rent review 2044). Service
charge £7,157 per annum, includes buildings insurance, repair,
maintenance and cleaning of the communal areas and garden.

DIRECTIONS Proceed into Newquay on the A392 which runs
alongside the Gannel Estuary. At the roundabout turn left onto
Pentire Road and follow this road down until Ocean Gate can
be seen at the junction with Esplanade Road. Park in the
unrestricted parking on Esplanade Road or Pentire Road and
approach the communal entrance on foot for viewing.

AGENT'S NOTE The above particulars have been prepared
as a general guide only for prospective buyers. Whilst we
have endeavoured to provide a fair and reasonable
description of the property, no specific survey or detailed
inspection has been carried out in relation to the property, the
services, the appliances and any fixtures and fittings or
equipment. All buyers should rely on their own surveys and
investigations in connection with any purchase of the
property. All measurements, floor plans, dimensions,
acreages and distances are approximate only and should not
be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to
5.30pm. Saturday - 9.00am to 1.00pm. NB: A number of
staff are available for viewing appointments all day Saturday
and all day Sunday.



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www.lillicrapchilcott.com | **01872 273473** | email sales@lillicrapchilcott.com

