



28, Pentire Crescent, Newquay, TR7 1PX

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Agencies

Offered for sale for the first time in over 30 years is this substantial detached family home occupying a generous size plot in the sought after Pentire area of Newquay sandwiched between the world Famous Fistral beach and The Gannel tidal estuary. This property offers a exciting opportunity for full modernisation or further expansion subject to all relevant planning commissions and building control consents and is being offered for sale chain free early viewing is highly recommended.

## Guide Price £550,000 Freehold

### Key Features

- Generous Corner Plot
- Conservatory
- Close to Fistral Beach
- Driveway Parking
- Chain Free
- Sought After Location
- Potential To Extended Subject To Planning Permissions
- Enclosed Rear Garden

### Location

Perched high on the Pentire Peninsula in Newquay, 28 Pentire crescent it 175 meters from the River Gannel Estuary, and a short walk from the town's trendy shops, pubs, and restaurants.

In the immediate vicinity is the protected headland of Pentire which is located between Fistral Beach and the stunning River Gannel Estuary and home to the spectacularly located boutique eatery and hotel of the Lewinnick Lodge. The Gannel Estuary separates the quaint village of Crantock from Newquay. When the tide is in and you can no longer reach the sandy passage by foot, you can take the delightful ferry from the Fernpit Café, established in 1910 which is still run by the same family.

Newquay International Airport is approximately seven miles distance from Newquay allowing you the freedom of travel all on your doorstep.

### Entrance Hall

Opaque double glazed door to front elevation. Stairs rising to first floor landing. Under stairs cupboard. Radiator. Door to





### **Downstairs WC**

Opaque double glazed window to side elevation. WC with wall mounted cistern. Pedestal wash hand basin. Wall mounted gas central heating boiler. Part tiled walls.

### **Living Room**

Double glazed window to front elevation. Double glazed sliding patio door to rear elevation. Radiator.

### **Kitchen**

Double glazed window to rear elevation. Fitted kitchen with a range of base, wall and draw units, with roll top work surfaces over and an inset one and a quarter sink unit. Integrated electric oven, grill, 4 ring electric hob with extractor fan over. Space for free standing washing machine, dish washer, fridge and freezer. Door to

### **Conservatory / Dining Room**

Double glazed door and window to front elevation. Double glazed sliding patio door to rear elevation. Polycarbonate ceiling. Radiator.

### **First Floor Landing**

Double glazed window to side elevation. Airing cupboard with hot water tank. Access to loft.

### **Bedroom One**

Double glazed window to front elevation. Fitted wardrobe. Radiator.

### **Bedroom Two**

Double glazed window to rear elevation. Radiator.

### **Bedroom Three**

Double glazed window to rear elevation. Pedestal wash hand basin with tiled splash back. Radiator.

### **Bathroom**

Opaque double glazed window to front elevation. Panel bath with mixer tap and mains overhead shower with screen. Closed coupled WC with dual flush. Pedestal wash hand basin. Fully tiled walls.

### **Garage**

Electric roller door to front elevation. Single glazed window to rear elevation. Opaque single glazed door to rear elevation. Power connected.

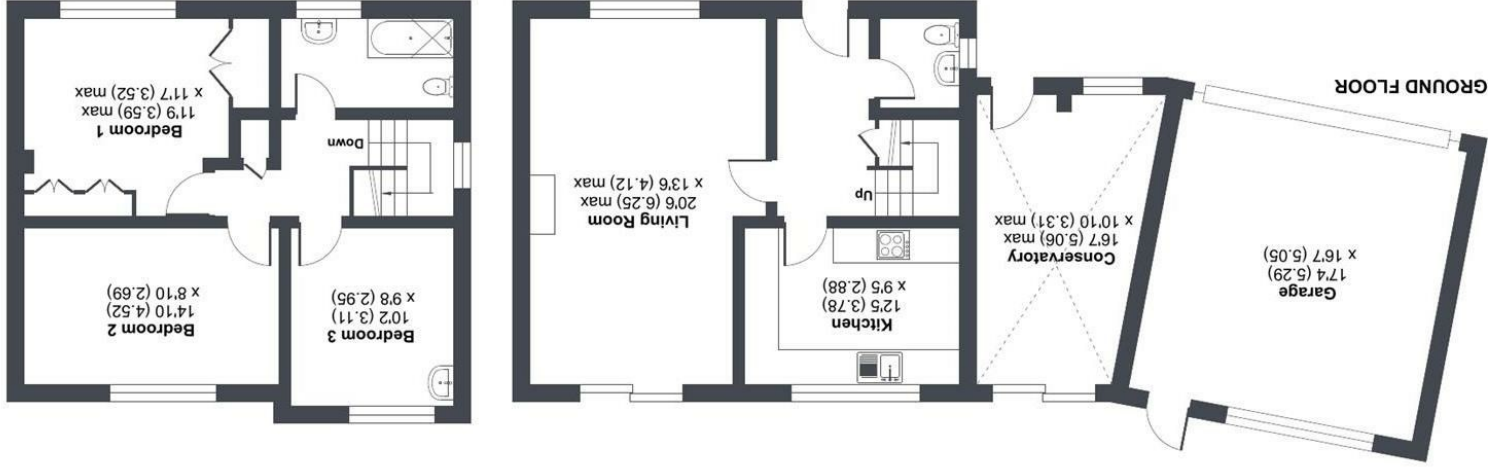
### **Externally**

The property offers a generous size plot with ample off street parking to the front with a garden laid mainly to lawn and areas of planting. To the rear the enclosed garden is also laid mainly to lawn with a paved patio and greenhouse.




# Pentire Crescent, Newquay, TR7

Approximate Area = 1046 sq ft / 97.1 sq m  
 Garage = 280 sq ft / 26 sq m  
 Outbuilding = 154 sq ft / 14.3 sq m  
 Total = 1480 sq ft / 137.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
84	65
Very energy efficient - lower running costs A (82 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	


 RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.  
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