

1 Beach Walk, Porth, Newquay, TR7 3NP



STUNNING EXTENDED DETACHED 4 BEDROOM MODERN HOUSE IN PORTH JUST 350 METRES FROM THE BEACH ITSELF PRESENTED IN SUPERB CONDITION THROUGHOUT

- Detached 4 Bedroom House (Master en-suite), built 2003
- Triple Glazing to bedrooms, lounge and Dining Room, Gas c/h
- Sea views, short walk to the Sandy Beach at Porth
- Fully furnished option
- Lounge, Dining Room and extended kitchen/diner
- Parking for 4 cars on 2 drives with store and workshop
- CURRENTLY RUN AS A SUCCESSFUL BEACH HOUSE HOLIDAY LET
- Bi-folds opening onto fully enclosed Sunny low maintenance garden
- Secure private landscaped low maintenance garden
- Immaculately maintained and presented throughout

Price £650,000 Freehold

1 Beach Walk at Porth is a stunning spacious 4 bedroom detached property, located just a short stroll from the Beach and Sea with some distant sea views, immaculately presented balanced accommodation throughout and a signature Landscaped Courtyard Garden area opening off the lounge and kitchen/diner. The kitchen/diner has been extended and re-modelled featuring a generous dining area in addition to the dedicated dining room and with a wide range of bi-folding doors entirely opening onto the level garden dining/seating area. On the first floor, the property has 4 generous bedrooms and 2 bathrooms.

Externally, 1 Beach Walk has had an architectural porch extension with porthole windows and bench seating and features 2 independent driveways for up to 4 cars to park. The original garage has been mostly incorporated into the kitchen/diner but the dummy garage doors lead to a really useful beach/surf store adjacent to a newly constructed block built workshop/store offering replacement garage storage.

The property is designed and furnished in a bright "beach house" style and is currently used as a successful family holiday let with strong annual bookings and income, coupled with highly rated reviews. Further details on the likely income are available to interested parties and the furniture and fittings therein can be made available as part of a turnkey package, by separate negotiation.

TENURE
Freehold

SERVICES
All mains

COUNCIL TAX
The property is currently rated for business purposes as a holiday let attracting business rates and 100% business rates relief (subject to criteria). The rating could be converted back to a residential dwelling for Council Tax, by application.

VIEWING

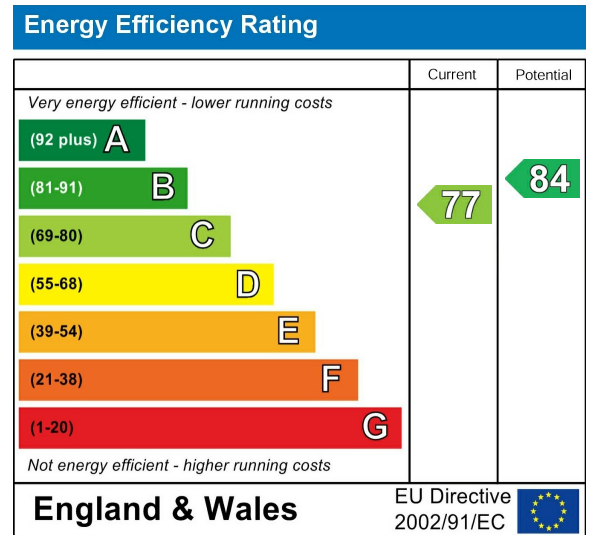
The property is fully let for the 2023 Summer Season so viewings are only available upon selected Saturday changeover dates. Please contact us for available viewing dates. A self service virtual tour is available on the listing or we can offer an accompanied online virtual tour with one of our sales agents by request.

AGENT NOTES

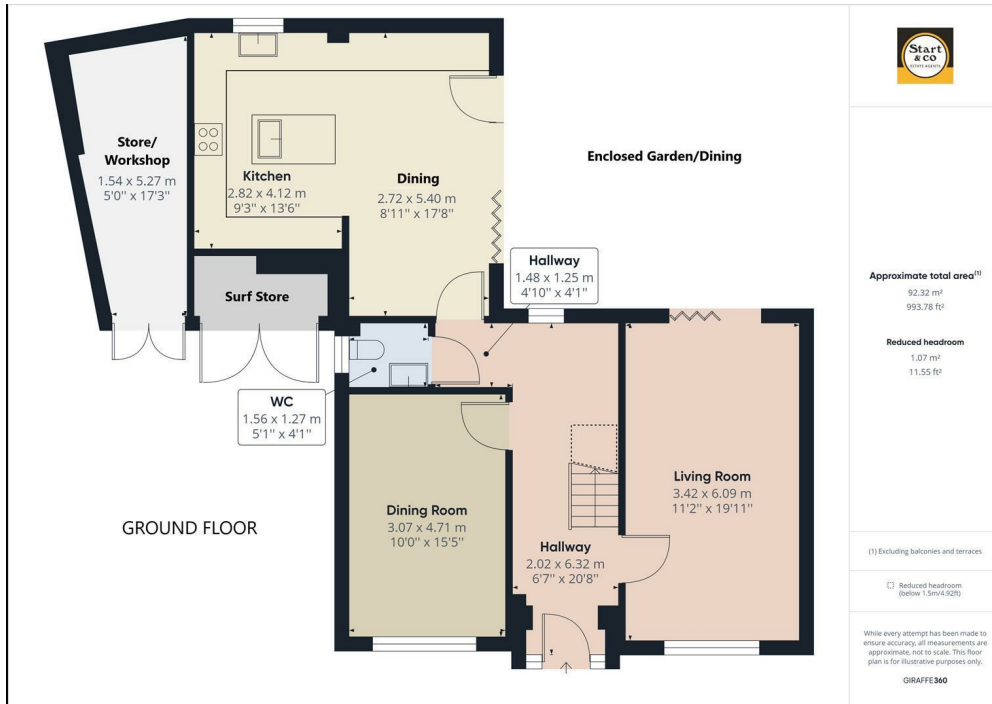
- Constructed in 2003, first time on the open market
- New Decking 2020
- Triple glazed windows to all of the bedrooms, lounge and dining room
- New carpets 2020
- New Boiler 25/5/2021 – 10 Year parts and labour warranty to 24/5/31
- Gas Safety Certificate valid to 27/5/24
- Electrical Safety Certificate valid to March 2026
- CCTV installation Spring 2021

ENERGY PERFORMANCE CERTIFICATE

Rating awaited







Start & co

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