

The Wave, Gannel Road, Newquay, TR7 2AG



STUNNING DETACHED NEW BUILD PROPERTY DIRECTLY OVERLOOKING THE TIDAL RIVER GANNEL IN A GATED 1/3 ACRE PLOT WITH A LARGE DETACHED DOUBLE GARAGE AND A GARDEN STUDIO BUILDING.

- High spec, highly insulated new build – EPC RATED B
- Open plan living floor with 130 sqft River View balcony
- Large detached double garage
- Vacant possession, no chain, brand new
- Over 2000 sq ft accommodation in total
- 2 Bathrooms plus plant/utility room
- Surrounding landscaped gardens
- 3/4 Bedrooms plus potential annexe/guest bedrooms
- STUNNING SOUTH FACING PANORAMIC RIVER VIEWS
- DRIVEWAY WITH PRIVATE ELECTRIC GATES

Reduced To £825,000 Freehold

The Wave is a recently constructed premium property built on three floors in a substantial plot having panoramic elevated views over the Tidal River Gannel and surrounding countryside. Entering on the middle living floor, there is a spacious tapered open plan living/kitchen area with wide opening glazed doors onto a large Sunny balcony with breathtaking elevated River views. Heading down a level, there are two front bedrooms with views, both having doors opening onto a more sheltered private patio area to the front of the property surrounded by planted landscaping. A bathroom on this level serves the two bedrooms along with a large fitted utility/plant room for laundry etc. The top floor is fashioned as a master suite, with a fronting bedroom taking full advantage of two sets of patio doors overlooking the River with glazed Juliet balconies. A bathroom on this floor serves this master bedroom, with an additional room suitable as a cot room, dressing room or perhaps as a private office.

The entire property has underfloor heating fed off an economical air source heat pump, along with double glazing, some fitted wardrobes and carpets/floorcoverings throughout.

The Wave is accessed directly off Gannel Road via a turning driveway that proceeds through electric double opening gates (with sufficient pull in space to get off the road whilst the gates open) up a driveway that leads to the large double garage with additional parking. The double garage measures some 395 sqft and will comfortably accommodate 2 vehicles side by side, or perhaps car storage along with a generous workshop/store.

To the side of the garage is a detached single storey studio building offering 2 inter-connecting rooms and equating to around 280 sqft in total. This funky industrial clad building offers wide potential as guest accommodation, an annexe, a garden suite or a generous home office/studio/salon (subject to pp if required).

The Wave is set in a generous 1/3 acre plot on this coveted road, immediately across from the River Gannel and provides substantial garden/dining and seating options to soak up the views in this South facing location. The Boating Lake and surrounding walks are a short distance away and a variety of paths lead off Gannel Road towards the town itself.

All in all, The Wave represents a fine opportunity to recently constructed house requiring little or no immediate maintenance in a substantial plot with huge potential on the banks of the River Gannel in Newquay. The property is offered with vacant possession and no onward chain.

LOUNGE/KITCHEN/DINER

14'10" x 31'9" (4.53 x 9.68)

BEDROOM 1

19'9" x 9'0" (6.04 x 2.76)

BEDROOM 2

9'6" x 16'6" (2.9 x 5.04)

BEDROOM 3

10'2" x 12'11" (3.1 x 3.94)

UTILITY/PLANT

11'6" x 8'4" (3.53 x 2.56)

STUDIO 1

6'10" x 15'1" (2.1 x 4.62)

STUDIO 2

15'1" x 11'1" (4.6 x 3.38)

GARAGE

19'11" x 19'10" (6.09 x 6.05)

**BROADBAND AND MOBILE COVERAGE
AVAILABILITY**

Fastest available download speed: Information not available

Mobile coverage: Likely
(Source: OFCOM)

TENURE

Freehold

SERVICES

Mains electricity, water and drainage (air source heat pump)

COUNCIL TAX

Band E

VIEWING

By Appointment

AGENT NOTE

The plot has a large deep underground SWW pipe running through it top to bottom, on an angle. Any further development on the plot may be subject to a build over agreement with SWW and any relevant associated permissions.





