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## Puckoos Nest, 2 Tides Reach Gannel Road, Newquay, TR7 2FU

Guide price £650,000

A beautifully appointed four-bedroom contemporary townhouse enjoying attractive views across the upper reaches of the Gannel Estuary. Set within an exclusive gated development on the western edge of Newquay, the property offers stylish coastal living with private terraces and elevated outlooks, making it ideal as a main residence, second home or successful letting property.

Completed in 2022, the house provides well-designed accommodation arranged over three floors and finished to a high standard throughout. The current owners have successfully operated the property as a holiday let, while many neighbouring homes within the development are occupied as full-time residences, highlighting its suitability for both permanent living and holiday use. The property is also offered to the market with the benefit of no onward chain.



## Property

The property extends to approximately 1,346 sq ft (125 sq m) and has been thoughtfully designed to maximise light and views, with modern finishes and quality materials throughout.

The ground floor provides three bedrooms, including two double bedrooms with fitted wardrobes and a further single bedroom, arranged as bunks. These are served by a contemporary family bathroom and a separate shower room, creating a flexible layout to the accommodation that is well suited to family living or visiting guests.

The first floor forms the heart of the home, with an impressive open-plan 28' living space incorporating a superbly appointed kitchen with integrated Siemens and Neff appliances, alongside a dining area and comfortable sitting space. Large windows frame attractive views across the estuary and fill the room with natural light.

The entire second floor is dedicated to the very spacious principal bedroom suite, which enjoys a good-sized en-suite shower room and direct access to a private terrace with elevated views across the the Gannel and the landscape beyond.

## Outside

The landscaped rear garden has been designed with ease of maintenance in mind and includes a paved terrace that's accessed directly from the kitchen, with steps leading to a further seating terrace. Additional features include a storage shed, outdoor shower and side access. The property benefits from two allocated parking spaces and an EV charging point, with access via a secure electric gated entrance.

## Location

The Gannel Estuary is one of Cornwall's most picturesque coastal settings, where tidal waters wind between golden sandbanks, salt marshes and rolling countryside, creating a peaceful and ever-changing natural landscape. The area is popular for walking, horse riding, wildlife watching and watersports, with opportunities for kayaking, paddle boarding and boating, while scenic footpaths link the surrounding coastline and countryside.

The property sits close to Pentire, one of Newquay's most desirable coastal areas, perfectly positioned between the dramatic headland and the sweeping sands of Crantock Beach. The renowned surfing beach of Fistral is also nearby, widely regarded as one of the UK's premier surf destinations and home to a range of excellent beachside cafés and restaurants.

Newquay has evolved into one of Cornwall's most vibrant coastal towns,

offering an excellent selection of independent restaurants, cafés, bars and shops alongside everyday amenities including supermarkets, schools and leisure facilities. Cornwall Airport Newquay, offering regular flights to London and other UK cities, as well as numerous destinations across Europe, is approximately 15 minutes away.

## Services

Mains water, electricity and drainage. Heating: Air source heat pump with underfloor heating. Broadband: FTTC available

## Council Tax

Council Tax: Previously Band D (currently used as a holiday let)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Band D	Band B	Band D	Band B
85	95		

