



david ball
Agencies

6, Trevean Way, Newquay, TR7 1TW

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David Ball Luxury collection are delighted to offer for sale this corner plot detached 1715 square feet family home perched above the bank of the tidal Gannel Estuary enjoying breathtaking views. A unique chance to buy a property in one of Newquay's most sought after waterside address. Early viewing is highly recommended.

Offers In Excess Of £850,000 Freehold

Key Features

- Generous Corner Plot
- Impressive Gannel Estuary views from both floors
- Huge Potential To Extend/Modernise
- Lounge with feature Stuv log burner
- Four bedroom detached family home
- Double Garage & Four car driveway parking
- Separate Kitchen and Dining Room
- Enclosed Rear Garden





The Property

This unique property occupies an elevated corner plot above the banks of the Gannel Tidal Estuary, with far-reaching views over the water, the sand and the countryside beyond from both the living spaces and the bedrooms.

The house retains its original layout with the addition of a conservatory, but has recently been modernised throughout. Amtico flooring runs seamlessly across the ground floor apart from the conservatory, oak doors have been fitted throughout, and a STUV log burner on a slate hearth sits as a feature in the lounge. The separate lounge and dining room flow into each other through a square archway and both look out over the Gannel, while the kitchen overlooks the garden, and a downstairs WC and the conservatory complete the ground floor. Upstairs are four bedrooms, two of them generous doubles taking in the Gannel views, and a shower room finished with the same flooring used downstairs.

The size of the corner plot also lends itself to a re-design or a sizeable extension, subject to the relevant planning permissions and building regulations. Early viewing is recommended.

Externally

To the rear is a mature, well-established enclosed garden, laid mainly to lawn with borders of flowering plants and shrubs, a paved pathway and a patio. The garden faces west, with a southerly aspect giving framed views up Penpol Creek. The further two sides are also laid mainly to lawn. There is a large detached double garage with driveway parking for four cars.

Location

6 Trevean Way can be found in an enviable position just 75m from the shore of the Gannel Estuary, with extensive views over the water and the countryside beyond. The area benefits from pedestrian access to Crantock Beach via a footbridge and is within 600m of the southern end of the famous surfing beach of Fistral, with the Michelin-starred Ugly Butterfly, the well-established Fish House restaurant and Boardmasters Beach Bar at the North side accessible across the beach or coastal footpath. The town of Newquay is approximately 900m away and offers a range of shopping, bars and restaurants, as well as an historic working fishing harbour, the Newquay Bay beaches that includes some of North Cornwall's finest coastline. There is a bus and rail service to outlying areas, and Newquay Airport is approximately seven miles from the town.

Agent Note

The property being offered for sale is owned by an employee of David Ball Agencies. In accordance with the Estate Agents Act 1979, this relationship is disclosed for the information of prospective purchasers.

Trean Way, Newquay, TR7
Approximate Area = 1360 sq ft / 126.3 sq m
Garage Area = 355 sq ft / 32.9 sq m
Total Area = 1715 sq ft - 159.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	
73	79	
England & Wales		
EU Directive 2002/91/EC		

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