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73 Penmere Drive, Newquay TR7 1NG

£425,000

A SIMPLY GORGEOUS FOUR BEDROOM DETACHED FAMILY HOME WITH OPEN PLAN LIVING AND GLIMPSES OF THE RIVER GANNEL, LOCATED WITHIN PENTIRE ON ONE OF NEWQUAY'S MOST DESIRABLE ROADS, JUST A SHORT STROLL FROM THE WORLD FAMOUS FISTRAL BEACH, THE SPECTACULAR RIVER GANNEL AND NEWQUAY TOWN CENTRE.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- DETACHED FOUR BEDROOM FAMILY HOME
- JUST A COUPLE OF MINUTES WALK TO THE RIVER GANNEL
- OPEN PLAN LIVING AREAS
- BEAUTIFULLY LANDSCAPED AND PRIVATE GARDEN
- REPLACEMENT KITCHEN AND MAIN BATHROOM
- GANNEL GLIMPSES
- DRIVEWAY PARKING
- TWO EN SUITE BEDROOMS
- ALL MAINS SERVICES

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DESCRIPTION:

A home on the Pentire Peninsula is something many of us dream of—and it's easy to see why this location is so desirable. Within just a few minutes, you can immerse yourself in the stunning beauty of the River Gannel, a truly special place: a haven for watersports enthusiasts at high tide and a peaceful, picturesque setting for walks when the tide recedes. The more dramatic yet equally beautiful Fistral Beach lies just down the hill. Renowned as one of the world's top surfing destinations, it's a playground for watersports lovers, with plenty of opportunities to learn to surf. It also hosts a number of major UK surf competitions, including Boardmasters.

Just a short stroll away, the vibrant town of Newquay offers an array of cafés, restaurants, and bars, along with a good selection of shops and excellent schools within easy reach. Newquay Golf Club is highly regarded and enjoys a spectacular position overlooking Fistral Beach, with easy access from the property. There are also many wonderful restaurants nearby, including the award-winning The Fish House and The Stable, both perched above the beach. The iconic The Headland Hotel is just a ten-minute walk away and is home to the recently opened five-star Aqua Club, featuring six pools and a brand-new restaurant.

Located on the highly desirable, family-friendly Penmere Drive, this four-bedroom detached home sits just two minutes from the River Gannel and approximately a ten-minute walk from Fistral Beach. The property benefits from glimpses of the river and a beautifully landscaped garden.

This home has been completely transformed by the current owners in recent years. Improvements include a new kitchen, the creation of a superb open-plan, family-friendly living space, a replaced main bathroom, redecoration throughout, and much more.

A bright and welcoming entrance hallway, with stairs leading to the first floor, sets the tone for the property. Here, you will also find a useful cloakroom. To the left is a utility room, formerly the original kitchen, while to the right is the recently installed kitchen, converted from the garage. The kitchen features a generous range of contemporary gloss units, a range-style oven, an American-style fridge freezer, and a practical breakfast bar—perfect for busy mornings. To the rear, the lounge/diner opens onto the garden and provides an excellent space for family living, with ample room for relaxing and entertaining. The first floor offers three bedrooms: one to the front and two to the rear. The largest bedroom includes built-in wardrobes and an en-suite shower room. Also on this floor is the spacious and bright family bathroom, replaced in January 2024, complete with a bath and a cupboard housing the water tank.

A second staircase leads to the fourth bedroom, which enjoys views over the River Gannel and benefits from its own en-suite shower room.

(Agent's Note: The current owners inform us that building regulations approval was not sought for the loft conversion. However, the work was completed by a specialist, and relevant structural calculations are available.)

All four bedrooms are presented to a high standard, with quality décor and carpeting throughout.

Externally, the front of the property provides driveway parking. To the rear, the recently landscaped garden is both private and sheltered, offering low-maintenance areas ideal for enjoying the sun. There is ample space for children to play and for adults to relax, along with an elevated terrace designed to make the most of the afternoon and evening sunshine. The garden is further enhanced by plenty of well-established shrubs, trees and palms. The property also benefits from gas central heating and uPVC double glazing throughout.

In summary, homes in this location and condition are rarely available. This is a true turn-key property, ready for its next owners to move in, make memories, and enjoy coastal living at its finest.

Kitchen

5.28m x 2.39m (17'4 x 7'10)

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Lounge

5.94m x 4.67m (19'6 x 15'4)

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Utility
2.69m x 2.26m (8'10 x 7'5)

Bedroom
3.30m x 3.18m (10'10 x 10'5)

En Suite
2.29m x 1.22m (7'6 x 4'0)

Bedroom
3.12m x 2.72m (10'3 x 8'11)

Bedroom
3.51m x 2.46m (11'6 x 8'1)

Bathroom
2.72m x 17.15m (8'11 x 56'3)

Bedroom
4.34m x 3.78m (14'3 x 12'5)

En Suite
2.01m x 1.88m (6'7 x 6'2)

Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

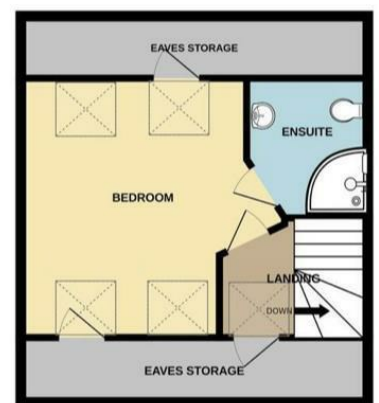
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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