



Lazy Waves



# Lazy Waves

Island Crescent, Newquay, Cornwall, TR7 1DZ

Newquay Town - 0.25 miles. St Agnes - 12 miles. Truro - 13 miles.

A versatile and most impressive four storey townhouse with unparalleled coastal views, currently run as a holiday business targeting the luxury, boutique sector of the market.

- Prime Four Storey Townhouse
- Flexible & Versatile Living Options
- Outside Spaces
- 11 Letting Rooms
- Freehold
- Superb Sea & Coastal Views
- Owners Accommodation Option
- Garage
- Immaculate Presentation
- C/ Tax Band C + B/ Rates

Guide Price £1,200,000

## PROPERTY DESCRIPTION

This truly magnificent and most elegant property boasts an immaculate, luxury interior combining classic styling and features to include ornate ceiling cornicing and mouldings, traditional radiators, oak banisters, oak internal doors, feature stone fireplace, ceramic mosaic tiled flooring sweeping throughout the ground floor and a beautifully presented, well equipped kitchen/ breakfast room hosting an extensive range of white wall and base units with a marble effect work top and 'Rangemaster' stove. There is a separate utility/ laundry room located off the rear vestibule along with a wc.

Number 13 is an impressive four storey coastal townhouse with unparalleled coastal views, currently run as a luxury boutique style bed & breakfast. The property has been extensively refurbished by the current owners to an impeccable standard and is now being sold due to retirement. With 11 en-suite letting rooms. Option of self contained owners accommodation.

All told the property enjoys usable space of in excess of 4500 square feet with accommodation arranged over four storeys linked by classic Victorian split level landings. The rooms located to the front elevation all enjoy sensational view points along with the first floor bedrooms enjoying direct access to the balcony seating areas.



## SITUATION

'Lazy Waves' stands in arguably one of Newquay's most prime and central locations overlooking the iconic 'Island' and in the heart of bustling old Newquay. Elevated above the harbour, Towan and Great Western Beaches, the property enjoys stunning panoramic views across Newquay Bay and along miles of the north Cornish coastline to Trevose Head in the distance.

Towan Beach and the historic harbour are both a short walk away whilst the world famous Fistral Beach is also within a short walk. To the south of Fistral is the Pentire Headland, flanked on its opposite side by the beautiful Gannel Estuary and Crantock Beach.

Newquay is considered to be one of Cornwall's most popular holiday resorts, with a plethora of high quality restaurants, independent shops and bars. The highly regarded Newquay Golf Course overlooks Fistral and is easily accessed. The landmark Headland Hotel is also a must, with an excellent restaurant and spa facilities. The Lewinnick Lodge is always a popular venue and Rick Stein and Paul Ainsworth are both based in nearby Padstow.

## OUTSIDE

To the immediate front is a tiled sun terrace suitable for tables and chairs commanding fantastic coastal views and making for a wonderful space to relax. To the first floor is the balcony with ornate ironwork and a covered canopy, again commanding sensational coastal views.

At the rear of the property is a courtyard style garden, ideal for relaxing in privacy. There is a recently installed Atara 5 person hot tub with hard cover and lift which is available by negotiation, plus a garage providing parking. This is accessed via a private access roadway to the rear.

Additionally there is a very pleasant, low maintenance sun terrace above the kitchen and utility room which is accessed off a rear bedroom suite.

## SERVICES

Mains electricity, water, drainage and gas are connected. Broadband: Basic up to 15 Mbps and Ultrafast up to 1000 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Council Tax Band - C (£2,187 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No.

## AGENTS NOTE

Note 1. Business rates apply - Please enquire with Stags. The owners accommodation is Council Tax Band C. Note 2. The property offers huge versatility and is currently run as a well regarded Bed & Breakfast although could equally offer a versatile family home lending itself to multigenerational occupancy subject to the necessary permissions and change of use consent, or indeed a potentially lucrative holiday let.

## VIEWINGS

Strictly by appointment through Stags Truro Office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

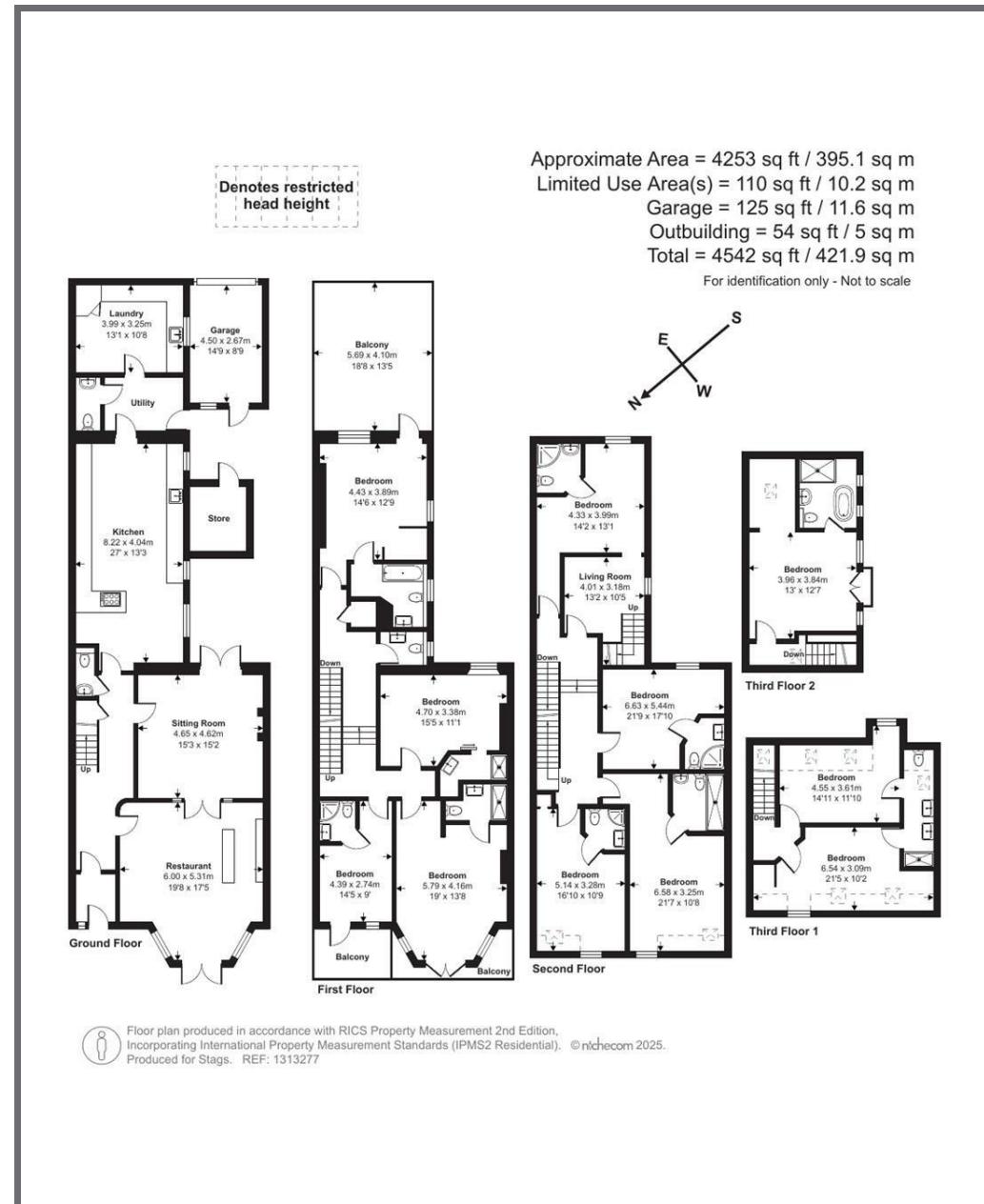
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