



11 Gustory Road

Crantock





11 Gustory Road, Crantock, Newquay TR8 5RG

This superb contemporary home has been beautifully renovated over the past two years and occupies a wonderful position just 750 metres from Crantock Beach, one of the north coast's finest beaches. The accommodation includes four bedrooms, an impressive open-plan living space and a magnificent study with sea views, providing a rare and inspiring place to work, read or simply watch the sea. Outside, a south-facing terrace and landscaped gardens complete a beautifully presented home in a truly special setting

Distances

Crantock Beach - 750 metres; Polly Joke Beach - 1.2;
Smugglers Den Inn (Cubert) - 2.7; Holywell Bay - 3.5;
Trerice (National Trust) - 4.6; Perranporth Golf Club - 5.1; Cornwall Airport - 9.2;
Waitrose (Truro) - 14.1; Trevone Golf Club - 14.7; Padstow - 18.7
(All distances are approximate and in miles)



The Location

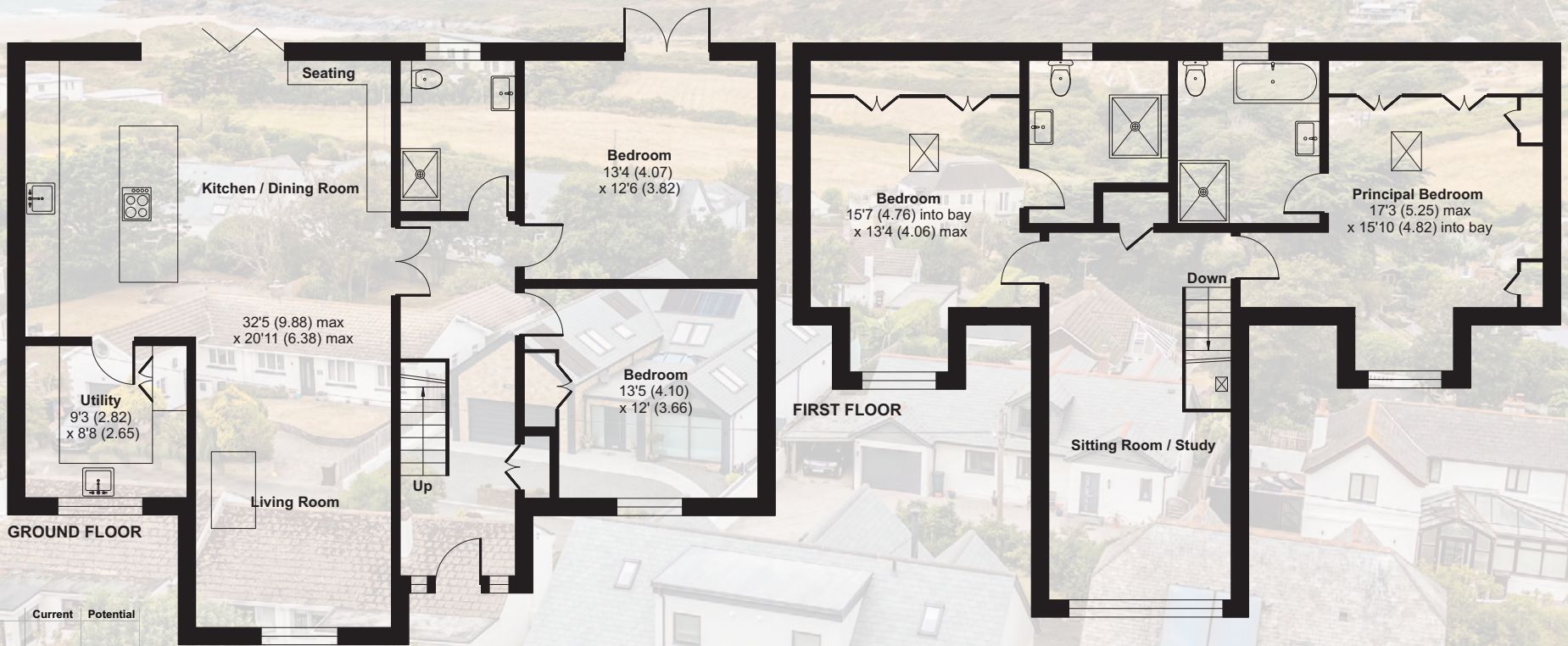
Crantock is one of Cornwall's most popular coastal villages, renowned for its magnificent sandy beach, dramatic coastline and unspoilt character. Situated immediately to the west of Newquay, the village offers a range of everyday amenities including a convenience store and village pub. Crantock Beach is famed for its golden sands and spectacular setting, while the surrounding coastline provides an outstanding environment for walking, surfing and enjoying the north coast scenery. The South West Coast Path is also readily accessible from the property. For keen golfers, the property is conveniently placed for three of Cornwall's finest links courses at Trevose, Newquay and Perranporth.



11 Gustory Road, Crantock, Newquay, TR8

Main House = 1957 sq ft / 181.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Shore Partnership Limited. REF: 1508277

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



This brochure was produced and printed by BJ Press Ltd, a Carbon Balanced Printer registered with the World Land Trust.



The Property

- Contemporary design
- Central village location
- Walking distance of Crantock Beach (750 metres)
- Beautifully conceived and presented
- Karndean flooring throughout the ground floor
- Underfloor heating on the ground floor and the two first floor wet rooms
- Stylish German (Bauformat) kitchen featuring Miele appliances and Silestone tops. Island unit with Miele induction hob and down draft extractor.
- Living area with Contura woodburner
- Dining area with banquette seating
- Two ground floor double bedrooms, one with French doors leading to terrace area.
- Ground floor wet room / WC with Dorset porcelain tiles

- Utility room with integrated Miele freezer. Plant room cupboard.
- Second reception room / study / reading room on the first floor with a magnificent full-height window with sea views
- Principal bedroom with cleverly conceived joinery concealing wardrobes, drawers and storage space. Magnificent bathroom with oversized bath and Dorset porcelain tiling.
- Guest bedroom with fitted wardrobe and drawers. En suite with and Dorset porcelain tiling.

The Gardens and Parking

- Parking for five cars
- Attractive front garden
- South facing rear gardens and slate terrace
- Outside electric points and tap
- Large timber storage shed

Tenure, services and material information

Freehold. Mains electricity, water and drainage. Air source heat pump. Underfloor heating on the ground floor and the first floor bathroom/wet rooms. Cornish slate roof. Windows and doors by CAW (Newquay), kitchen by TSK (Summercourt).

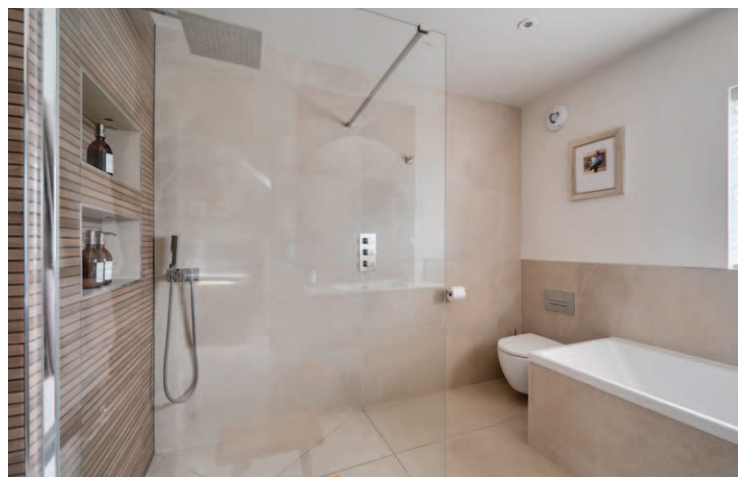
Council tax: band E

Broadband: FTP (full fibre). Source: <https://www.openreach.com/fibre-checker/my-products> Full Fibre

What 3 Words ///puppets.convinces.hugs

Directions

On entering the village pass the shop on the left and at the square bear left. At the next junction, turn left into Gustory Road and the property is located on the left hand side.





Ben Standen
Consultant



Tim May
Director



Ben Davies
Director

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

