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56 Penmere Drive, Newquay TR7 1QQ

£310,000

A BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM HOUSE WITH RIVER GANNEL VIEWS LOCATED IN THE HIGHLY SOUGHT AFTER PENTIRE AREA OF NEWQUAY, WITHIN EASY REACH OF FISTRAL BEACH AND THE GANNEL ESTUARY. THIS PROPERTY HAS DRIVEWAY PARKING, A GARAGE AND A LOW MAINTENANCE, PRIVATE, SOUTHERLY FACING GARDEN. OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN
- RIVER GANNEL VIEWS
- JUST A SHORT WALK TO FISTRAL BEACH AND THE RIVER GANNEL
- BEAUTIFULLY REFURBISHED THROUGHOUT
- SOUTHERLY FACING REAR GARDEN
- LOG BURNER
- OPEN PLAN LIVING

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DESCRIPTION:

Owning a home on the highly sought-after Pentire Peninsula is a dream for many, and opportunities like this are exceptionally rare. Beautifully presented two-bedroom homes with stunning River Gannel views and a south-facing garden seldom come to market, making Number 56 Penmere Drive a truly special find.

The appeal of this location is immediately obvious. Just moments from your doorstep lies the breathtaking River Gannel, one of Cornwall's most beautiful natural settings. At high tide, it's a haven for paddleboarding, kayaking and other watersports, while low tide reveals miles of tranquil estuary walks and spectacular scenery. Just down the hill is the world-famous Fistral Beach, one of the UK's premier surfing destinations, renowned for its golden sands, rolling waves and annual events including the iconic Boardmasters Festival. A pleasant stroll leads into the vibrant heart of Newquay, where you'll find an excellent choice of cafés, restaurants, bars and independent shops, along with highly regarded schools. Golf enthusiasts will appreciate the nearby Newquay Golf Club, dramatically positioned above Fistral Beach, while food lovers are spoilt for choice with renowned local favourites including The Fish House and The Stable. The iconic Headland Hotel is also within easy walking distance and is home to the luxurious five-star Aqua Club, featuring six pools and an exceptional restaurant.

Welcome to Number 56 Penmere Drive, a beautifully refurbished two double-bedroom semi-detached home offering stylish, contemporary living, complete with driveway parking, a garage and a wonderfully private, south-facing garden.

A welcoming entrance porch leads into the spacious open-plan lounge, kitchen and dining area. The lounge is light and comfortable, with a log burner, useful understairs storage and stairs rising to the first floor.

To the rear, the kitchen and dining space has been thoughtfully updated with an attractive range of cream shaker-style units, complemented by on-trend gold fittings and stylish tiled splashbacks. Integrated appliances include a dishwasher and fridge freezer, while there is space for a range-style cooker. A breakfast bar subtly separates the kitchen from the dining area, creating a sociable space that's perfect for everyday living or entertaining. French doors open directly onto the elevated decking, allowing the garden to become a seamless extension of the home during the warmer months – the perfect spot to enjoy your morning coffee in the sunshine.

Upstairs are two generous double bedrooms. The principal bedroom enjoys breathtaking views across the River Gannel and benefits from recently fitted Sharps wardrobes, providing excellent built-in storage. The second double bedroom is positioned at the front.

Completing the accommodation, the family bathroom has recently been updated and features a modern suite comprising a bath with shower over, WC and wash basin. An airing cupboard houses the combination boiler, and there is access to the loft from the bathroom.

To the front of the property is driveway parking and access to the single garage. The garage provides excellent storage, including additional loft space above, along with plumbing and space for both a washing machine and tumble dryer.

The rear garden is undoubtedly one of the property's standout features. South facing, wonderfully private and a real sun trap, it offers the perfect place to relax or entertain. A level lawn is complemented by an elevated decked seating area, while a rear door provides convenient access into the garage.

In summary, Number 56 Penmere Drive presents a rare opportunity to purchase a beautifully updated home in one of Newquay's most desirable coastal locations. Combining spectacular River Gannel views, a sunny south-facing garden, garage, driveway parking and stylish accommodation throughout, it offers an enviable lifestyle just moments from Fistral Beach and the heart of Newquay. Offered to the market with no onward chain, this is a home that truly ticks all the boxes.

Porch
1.57m x 0.99m (5'2 x 3'3)

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Lounge Area
5.16m x 3.58m (16'11 x 11'9)

Kitchen Area
3.58m x 2.79m (11'9 x 9'2)

Bedroom 1
3.05m x 2.77m (10'0 x 9'1)

Bedroom 2
3.58m x 2.29m (11'9 x 7'6)

Bathroom
2.49m x 1.37m (8'2 x 4'6)

Garage
5.31m x 2.59m (17'5 x 8'6)

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.

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Pets are not permitted on any viewings.

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FLOORPLAN:



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

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			
(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		72	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) 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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