



Heron House
38 Trevean Way | Newquay | Cornwall | TR7 1TW

HERON HOUSE

Completely rebuilt inside and out in 2021, this exceptional property is a striking example of contemporary architecture, combining clean lines with advanced eco-conscious engineering. Sustainability sits firmly at the heart of its design, with extensive solar panels, two Tesla Powerwall battery systems for efficient energy storage, and a highly efficient air source heat pump serving the swimming pool. Together with exceptional levels of insulation, the property achieves an impressive EPC rating of A, resulting in a home that is not only environmentally responsible but also remarkably cost-efficient to run.

The property has the additional benefit of a comprehensive Hikvision CCTV system with on-site recording, alongside a remotely operated garage door accessible via smartphone, offering both security and convenience wherever you are in the world.

Stepping Inside

The interior has been meticulously curated to deliver both luxury and versatility, perfectly suited to modern living and entertaining. Expansive open-plan living and dining areas are flooded with natural light, featuring a chef-inspired kitchen with induction cooktop, multiple dishwashers, wine refrigerators, and large walk-in larder. The multi-slide glass wall systems between the living areas and the balconies create a seamless connection between inside and out.

The property offers seven beautifully appointed bedrooms, six of which benefit from their own ensuite facilities, forming a collection of private, hotel-style retreats for family and guests alike. Each bedroom is enhanced by an independent Sonos sound system, while integrated audio flows throughout the home, including the indoor and outdoor living spaces, kitchen, gym and games room, delivering a fully immersive lifestyle experience. An entry-level ensuite with private balcony and kitchen make multi-generational living effortless as well as a dedicated office overlooking the water make for an inspiring place to work.

The principal living room is enhanced by a high-specification audio-visual system, offering exceptional clarity and depth for a truly cinematic environment. A dedicated games room further elevates the home, with discreet cabling ensuring a sleek, wireless aesthetic.

A 6 car driveway, garage with Tesla wall charger, storage room and gym are situated on the street side of the property, maximising the appeal of the view from the living spaces with the convenience of the onsite facilities.









Location

Set within one of Newquay's most sought-after waterside positions, Heron House offers an enviable lifestyle defined by fresh sea air, expansive skies and a true sense of space. Renowned for its golden beaches, dramatic coastline and vibrant yet laid-back culture, this exceptional location perfectly balances tranquillity with connectivity. From early morning walks along the shore to world-class surfing and dining at some of Cornwall's finest restaurants, this is waterside living at its most inspiring.

Beautifully orientated to the south, the turn-key property offered fully furnished has been thoughtfully designed to maximise natural light throughout the day. From sunrise to sunset, sunlight moves effortlessly across the home, rising to the left and setting to the right, creating a constantly evolving outlook and a warm, uplifting ambience across the principal rooms and terraces.

Balconies, Terraces and Outdoor Living

Two upper balconies and the lower terrace have been designed to make the most of the home's exceptional waterside setting, each offering a unique vantage point. Whether enjoying morning coffee or evening drinks and grilling at the built-in BBQ at sunset, these spaces invite relaxation while embracing the changing light and coastal atmosphere. Your eyes are naturally drawn to the Gannel Estuary, where paddle boarders and boaters drift by. A short stroll through the back gates leads directly to the paddling launch site on the Gannel.

Integrated sound and lighting systems extend into these areas, ensuring they are equally suited to entertaining, creating a seamless flow between interior luxury and outdoor living.

The Gardens

The landscaped gardens are designed as an extension of the internal living space offering both style and low-maintenance without compromising on presentation. A high-quality artificial lawn provides year-round greenery, while thoughtful planting enhances privacy and structure.

At the heart of the garden lies a superb swimming pool, heated via an energy-efficient air source heat pump and a 6-person hot tub, both enclosed by a sleek glass safety barrier, combining family-friendly design with uninterrupted visual appeal.

General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

What 3 words

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Summary

Properties of this calibre are seldom available. Heron House has welcomed many A-list celebrities and distinguished guests, including one of the longest-serving Dames of the British stage, a testament to the home's exceptional quality, privacy and appeal.

Heron House represents a rare opportunity to acquire a truly exceptional waterside residence, where cutting-edge design, sustainability and lifestyle-led living come together effortlessly. Whether as a distinguished main home, luxurious retreat or high-end investment, this is a property that delivers on every level.

Services

Mains Electricity, Gas, Water and Drainage.
Solar Water, Solar Thermal, Air Source Heat Pump and 2 Tesla Power Walls (batteries).
Tenure – Freehold.
Council Tax band – G

Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

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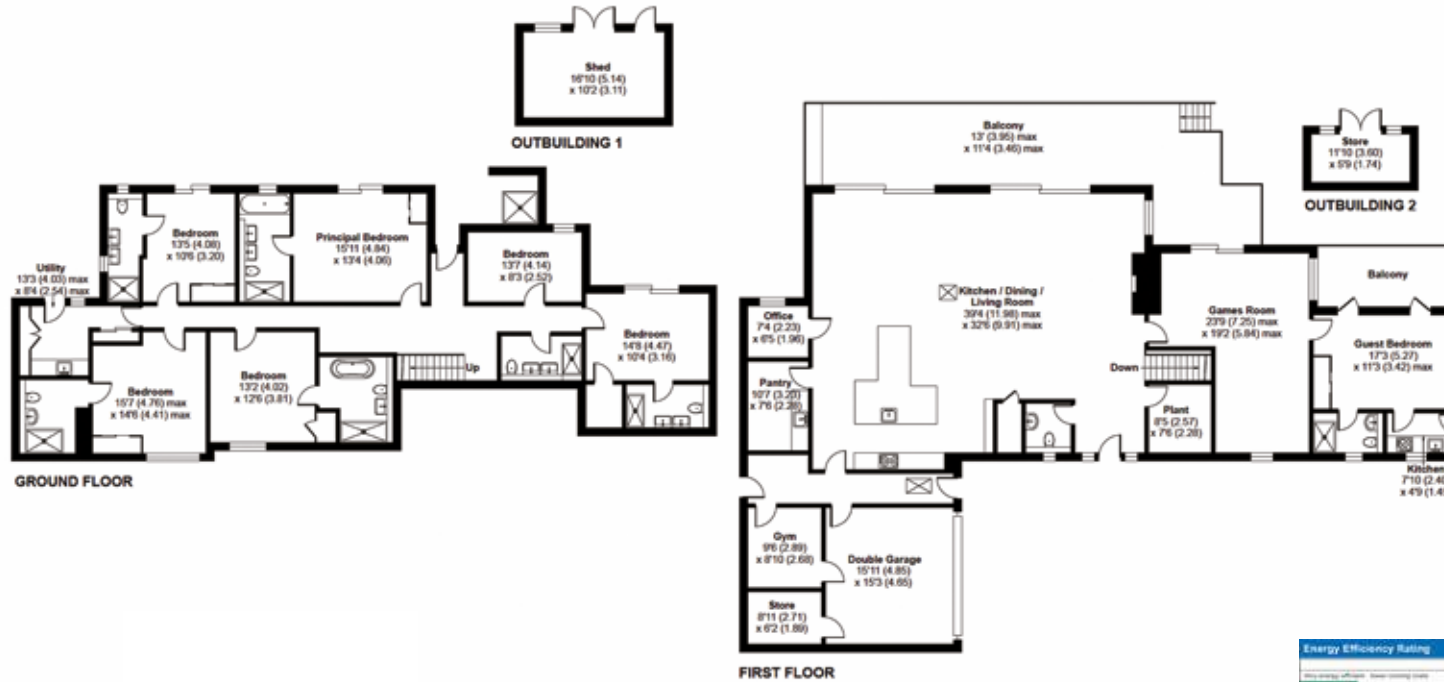




Heron House , 38 Trevean Way, Newquay, TR7 1TW

Main House = 4260 sq ft / 395.7 sq m
 Total = 4746 sq ft / 440.9 sq m (includes garage & outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).



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Fine & Country XXXXXXXXX
Address, Address, Address, POSTCODE
XXXX XXXX XXXX | xxxxxxxxxxx@fineandcountry.com

