



The Sand Ridge
20 Riverside Avenue | Newquay | Cornwall | TR7 1PN

 FINE & COUNTRY

STEP INSIDE

The Sand Ridge

An exceptional contemporary residence commanding breathtaking views across one of Newquay's most sought-after waterside settings.

Positioned in one of Newquay's most coveted locations, The Sand Ridge is a striking, architect-designed home completed in 2025, offering just under 5,000 square feet of beautifully considered accommodation. Set in an elevated, south-facing position, the property enjoys uninterrupted views up and down the Gannel Estuary, with rolling countryside and tidal waters forming an ever-changing backdrop.

Designed as a reverse-level home, the architecture maximises outlook and light, with expansive glazed elevations, clean contemporary lines and a seamless connection between indoor and outdoor living. The result is a residence that feels both impressive and welcoming, perfectly suited to modern luxury living by the coast.

The property

At the heart of the home lies an expansive open-plan reception space, thoughtfully divided to create distinct areas for relaxing, dining and entertaining, while retaining a natural flow throughout. Finished with sleek tiled flooring and underfloor heating, a feature that extends throughout the entire property, the space feels elegant, comfortable and effortlessly functional.

The contemporary kitchen is both stylish and practical, centred around a statement island and positioned to take full advantage of the spectacular river views. Subtle under-cabinet and under-counter lighting enhances the clean-lined design, while an adjoining utility room and shower room, accessed via an inner lobby, add convenience for everyday living and coastal lifestyles. Large sliding doors open onto balconies and terraces, allowing the landscape to become an integral part of the living experience and creating superb spaces for entertaining against the backdrop of the Gannel.

The property offers seven generously proportioned bedrooms, five of which benefit from en suite facilities. Several bedrooms enjoy direct access to private

balconies, all positioned to capture the elevated views and southerly aspect. The principal suite is a true sanctuary, a beautifully appointed double bedroom with far-reaching river and countryside views, complemented by a walk-in dressing room and a luxurious en suite bathroom. Finished with striking black marble tiling, the en suite delivers a spa-like sense of indulgence and refinement.

Designed with both relaxation and entertaining in mind, The Sand Ridge features an impressive selection of leisure amenities rarely found in a private residence. An indoor spa and gym room, complete with an infinity swim spa, provides a private wellness retreat, while a large games and cinema room offers the perfect setting for family gatherings or evenings with friends. Outside, the home is surrounded by a series of landscaped terraces, each offering a different vantage point over the Gannel. A substantial lower patio provides an idyllic space for al fresco dining, summer entertaining and quiet moments overlooking the water.

Occupying an elevated position, the property enjoys excellent privacy while remaining close to Newquay's renowned beaches, coastline and lifestyle amenities. The estuary below is celebrated for its natural beauty, water sports and scenic walking routes, making this an ideal base for those who value both tranquillity and activity.

This truly is a remarkable contemporary residence, that blends spacious, versatile living with an elevated position above the Gannel, offering panoramic water and countryside views. With extensive terraces, leisure amenities, and elegantly proportioned accommodation, it is a property of exceptional quality, appealing to a wide range of buyers seeking both style and substance.















Location

The Gannel Estuary is one of Cornwall's most picturesque waterways, offering a unique blend of tidal river scenery, abundant wildlife, and opportunities for boating, kayaking, paddleboarding, and scenic riverside walks. Its sheltered waters and natural beauty create a tranquil and inspiring setting. The property is located within a short walk to the town of Newquay, which is renowned for its golden beaches, including Fistral Beach and its world-class surf, a vibrant cultural scene, including boutique shopping, fine dining, and a variety of leisure and recreational amenities. Pentire Headland is within a 10-minute walk and offers incredible scenery as well as the renowned Lewennick Lodge. The area is well connected with excellent road links offering easy access to the wider Cornish coast, making the region both idyllic and highly accessible.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Services

Mains water, electricity and drainage. Air source heat pump to under floor heating.
Tenure – Freehold.
Council Tax – Band G.
EPC – B83.

What 3 words

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General information

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

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.

Viewing strictly by appointment with Fine & Country Mid-West Cornwall.







**Approximate Gross Internal Area 4460 sq ft - 415 sq m
(Excluding Garage)**

Basement Area 1021 sq ft – 95 sq m
 Ground Floor Area 1998 sq ft – 186 sq m
 First Floor Area 1441 sq ft – 134 sq m
 Garage Area 374 sq ft – 35 sq m



Basement



Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 WEBBERS PROPERTY SERVICES LIMITED. Trading As: Fine & Country Mid Cornwall. Registered in England & Wales. Company No: 2908137. Registered Office Address: Bristol & West House, 39-41 Boutport Street, Barnstaple, Devon, EX31 1SA. Printed 16.03.2026



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