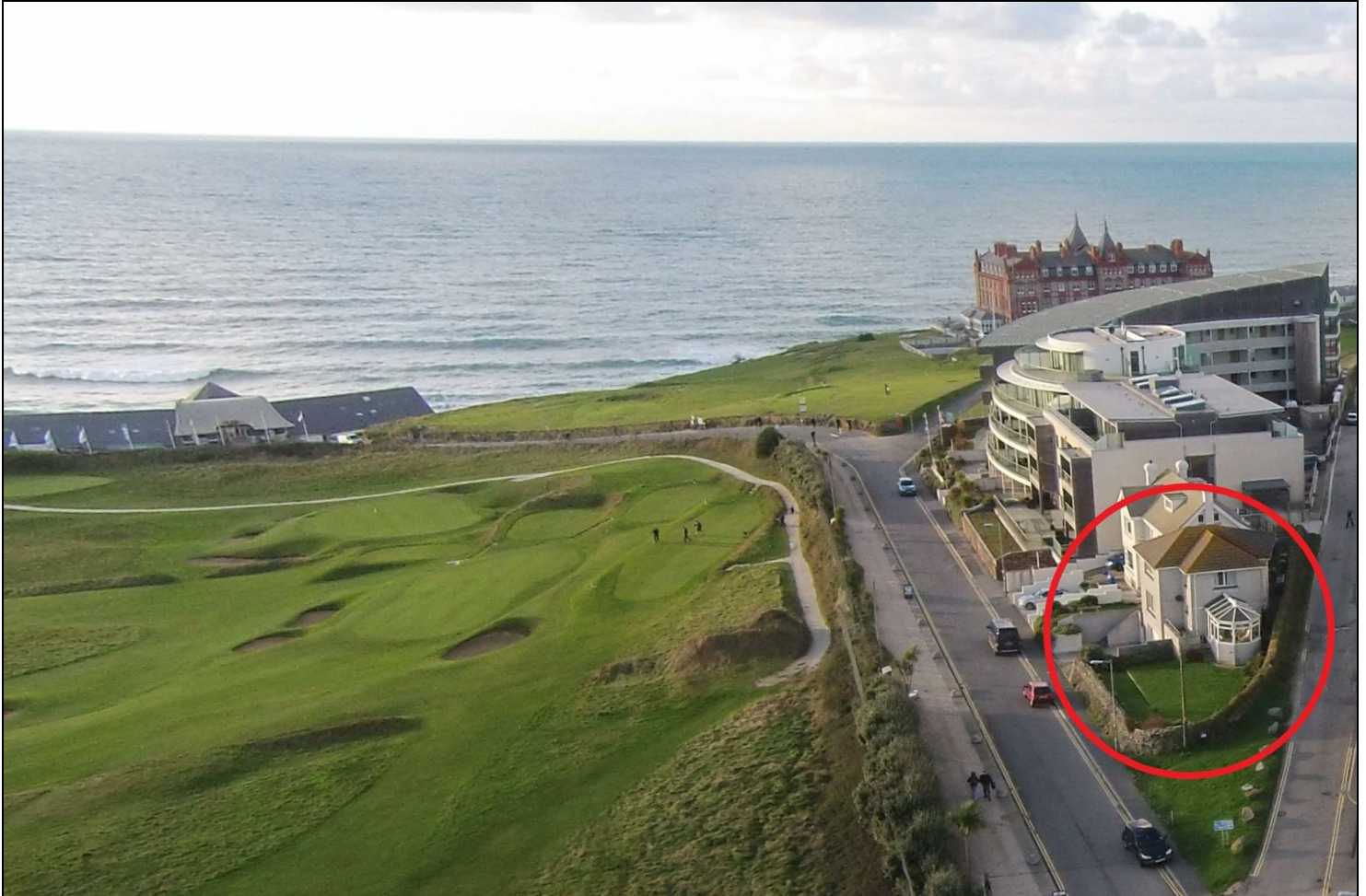


## 28a Headland Road, Newquay, Cornwall, TR7 1HN



### **MODERN THREE STOREY HOUSE IN GARDENS 500 YARDS FROM FISTRAL BEACH! A RARE OPPORTUNITY TO OWN ONE OF ONLY A FEW DETACHED HOUSES ON THIS LANDMARK ROAD A SHORT STROLL FROM THE OCEAN**

- 1645 SQ FT on three floors
- Valuable private parking and large garage
- 2 top floor bedrooms, both en-suite
- Open plan middle living floor with conservatory
- STUNNING BEACH, SEA AND GOLF VIEWS
- Study plus Utility room plus integral garage
- Front and rear aspect views from top two floors
- Lawned enclosed gardens with sea and golf views
- South facing front elevation and garden
- VACANT POSSESSION – NO CHAIN

**Reduced To £995,000 Freehold**

Built in the 1990's, this relatively modern house sits on an end plot where Headland Road meets the Little Fistril Car park access road, just a few hundred yards from Fistril Beach itself. Headland Road has been the subject of much luxury high-end apartment development over recent Years and 28a Headland Road genuinely represents one of the last remaining opportunities to acquire a detached residential property on this prestigious road, with the breaking waves of the World famous Fistril Beach only a short stroll away.

The property appearance is currently typical of it's age, but is of modern construction and is ripe for an aesthetic makeover and a grand designs refit to create a striking beach house on this renowned road with stunning views and beach access. Demolition and development is another option for this plot and location. The house has valuable private front driveway parking for 2/3 vehicles and a large integral garage providing "drive-in" access to the house interior

The ground floor is a basement level without windows but provides an ideal secure entrance hall with a staircase to the upper floors. On this level, one can access the large garage and there is also an inner hall that provides access to a small utility room and a rear room suitable as an office or store room.

The middle floor is the living floor with spacious light open plan accommodation including a view fronting lounge, a dining room and a kitchen along with a house wc and a side conservatory opening into the garden. This floor benefits from spectacular views of the golf course and the breaking waves of Fistril Beach from the wide picture windows.

The top floor bedroom accommodation features a dual aspect "lookout" landing suitable as a work

space and 2 double bedrooms, each with an en-suite bathroom. Again this floor enjoys stunning elevated sea views, front and rear.

All in all, 28a Headland Road represents an increasingly rare opportunity to own a slice of Newquay Heritage on this famous road with a view to creating a once in a lifetime bespoke contemporary beach house.

The property is available with vacant possession and no onward chain for immediate purchase.

**TENURE**

Freehold

**SERVICES**

All mains

**COUNCIL TAX**

Band D

