



ROHRS & ROWE

2 Tides Reach
Gannel Road
Newquay
TR7 2FU

- Four-bedroom contemporary coastal townhouse
- Attractive elevated views across the upper reaches of The Gannel Estuary
- Impressive 28' open-plan kitchen, dining and living space with Siemens and Neff appliances
- Superb principal bedroom suite with private terrace and estuary views
- Private landscaped garden with two terraces, outdoor shower and useful storage
- Two allocated parking spaces
- Air-source heating and underfloor heating, offered with no onward chain
- EPC B

ROHRS & ROWE



A BEAUTIFULLY APPOINTED FOUR-BEDROOM CONTEMPORARY TOWNHOUSE ENJOYING ATTRACTIVE VIEWS
ACROSS THE UPPER REACHES OF THE GANNEL ESTUARY.



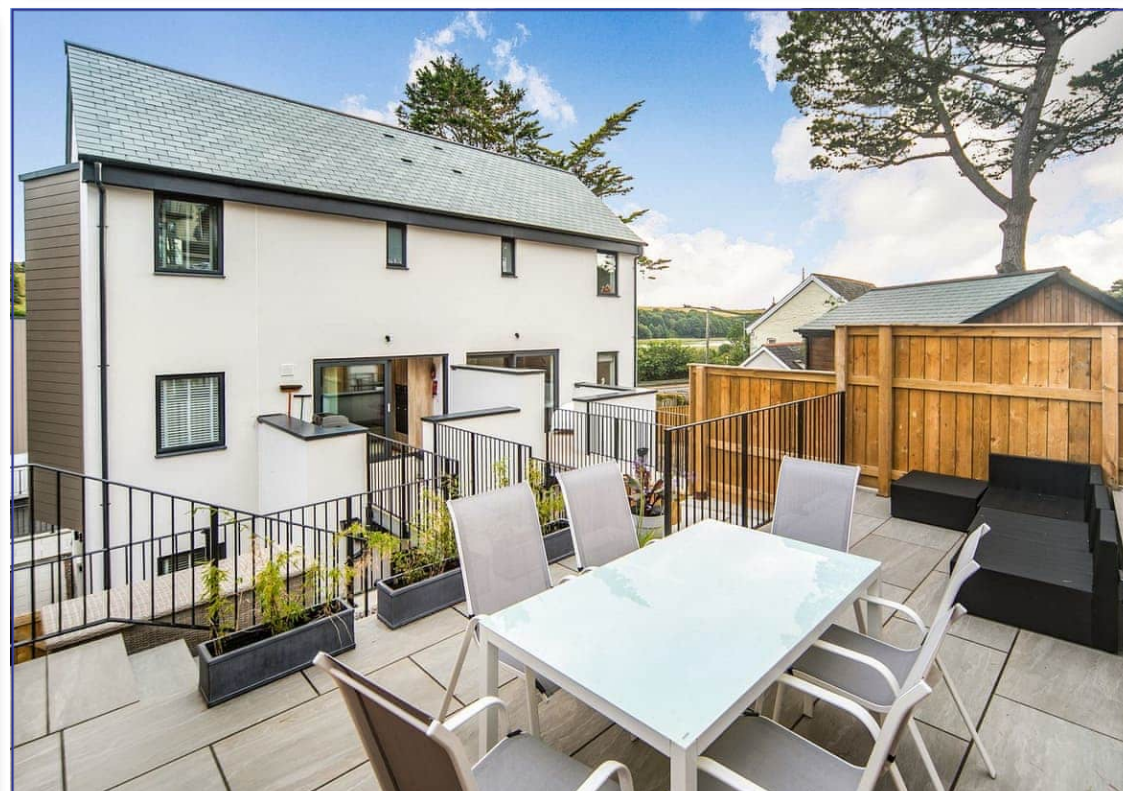


PROPERTY

Set within an exclusive gated development on the western edge of Newquay, this stylish contemporary home offers excellent coastal living with private terraces and elevated views across The Gannel. Completed in 2022 and finished to a high standard throughout, it is equally suited to permanent living, a second home or holiday letting and is offered with no onward chain.

Extending to approximately 1,346 sq ft, the thoughtfully designed accommodation is arranged over three floors to maximise natural light and the outlook. The ground floor provides three bedrooms, including two doubles with fitted wardrobes and a further single bedroom, currently arranged with bunk beds. These are served by a contemporary family bathroom and separate shower room, creating a flexible arrangement for family and guests. The first floor forms the sociable heart of the home, with an impressive 28 ft open-plan kitchen, dining and living space. The beautifully appointed kitchen includes integrated Siemens and Neff appliances, while large windows fill the room with natural light and frame attractive estuary views. Occupying the entire second floor, the spacious principal bedroom suite includes an en suite shower room and direct access onto a private terrace with elevated views across The Gannel and surrounding landscape.

Outside, the landscaped, low-maintenance garden includes two paved terraces, an outdoor shower, storage shed and side access. Two allocated parking spaces, an EV charging point and secure electric gated access complete this highly appealing coastal home.







LOCATION

The Gannel Estuary is one of Cornwall's most picturesque coastal settings, where tidal waters wind between golden sandbanks, salt marshes and rolling countryside, creating a peaceful and ever-changing natural landscape. The area is popular for walking, horse riding, wildlife watching and watersports, with opportunities for kayaking, paddle boarding and boating, while scenic footpaths link the surrounding coastline and countryside.

The property sits close to Pentire, one of Newquay's most desirable coastal areas, perfectly positioned between the dramatic headland and the sweeping sands of Crantock Beach. The renowned surfing beach of Fistral is also nearby, widely regarded as one of the UK's premier surf destinations and home to a range of excellent beachside cafés and restaurants.

Newquay has evolved into one of Cornwall's most vibrant coastal towns, offering an excellent selection of independent restaurants, cafés, bars and shops alongside everyday amenities including supermarkets, schools and leisure facilities. Cornwall Airport Newquay, offering regular flights to London and other UK cities, as well as numerous destinations across Europe, is approximately 15 minutes away.

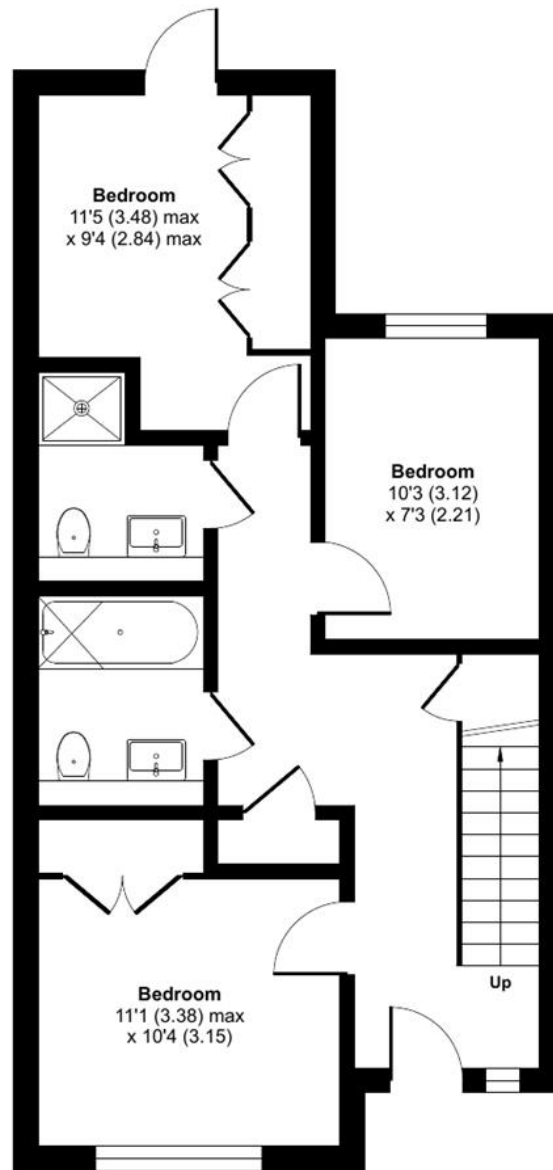




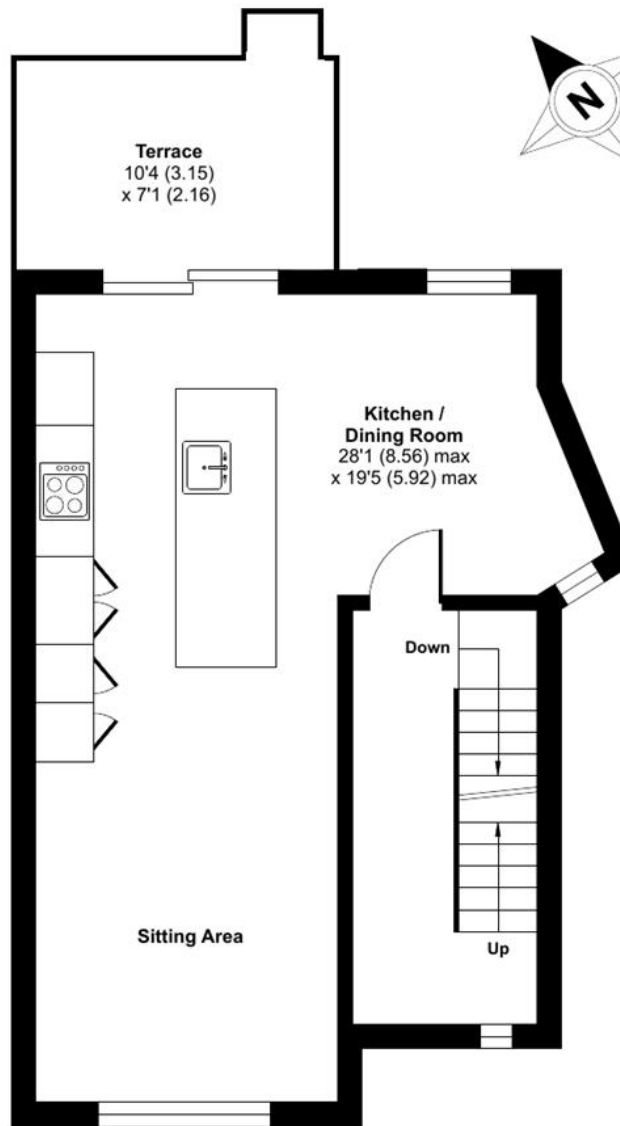
Tides Reach, Gannel Road, Newquay, TR7 2FU

Approximate Area = 1346 sq ft / 125 sq m

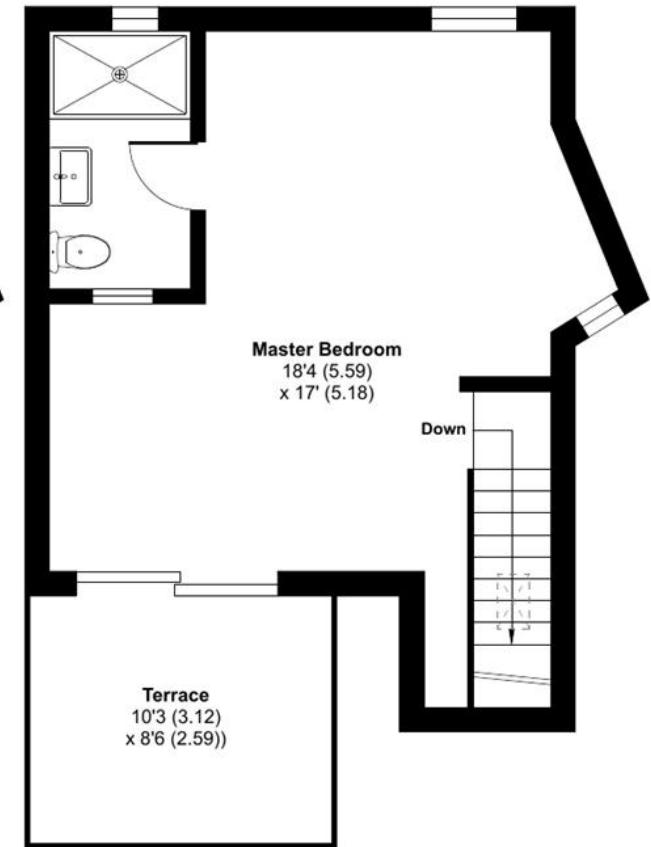
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Rohrs and Rowe. REF: 1429844



Services: Mains water, electricity and drainage. Heating: Air source heat pump with underfloor heating.
Broadband: FTTC available

Directions: What3words: ///angel.cashiers.squares

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