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## 5 Island Reach Island Crescent, Newquay, TR7 1DZ

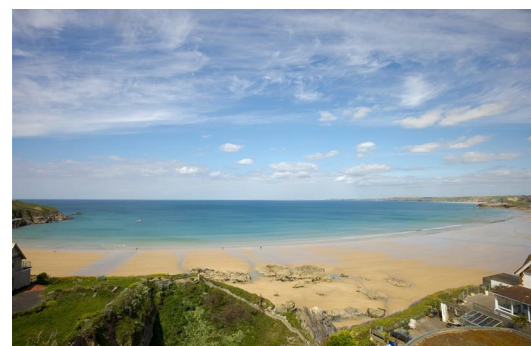
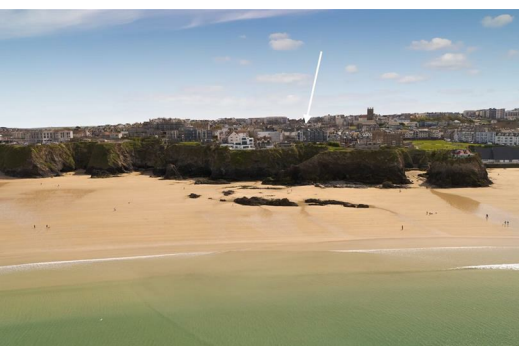
**Guide price £950,000**

A striking contemporary coastal home with panoramic sea views, roof terrace, garage and secure parking, just moments from Newquay's beaches.

5 Island Reach is a substantial and highly individual contemporary coastal home, set within the acclaimed Island Reach development on Island Crescent, enjoying superb views across Newquay Bay, the Island, Towan Beach, Great Western Beach and mile upon mile of the North Cornwall coastline.

Number 5 has a notably different layout from the neighbouring houses within the development, being the only property with double-aspect rooms that enhance the natural light, create more panoramic views and increase the sense of space. It also has the added advantage of a large integral garage. The accommodation extends to approximately 2,248 sq ft / 208.8 sq m, with the garage bringing the total recorded area to approximately 2,477 sq ft / 230 sq m.

The property is arranged over five floors and offers a highly versatile layout, with the potential for up to five bedrooms or multiple reception spaces, many enjoying superb sea views. The elevated living accommodation and top-floor snug open the house up to the views, while the large balcony / roof terrace provides an exceptional outside space. The result is a bright, flexible and low-maintenance coastal home, equally well suited as a permanent residence, lock-up-and-leave retreat or high-quality holiday letting property.



Property

Island Reach was completed by Verto Homes and was recognised as Best Residential Development in Cornwall at the 2017 UK Property Awards.

Number 5 is the largest and most individual home within the development, occupying the most prominent position, creating broader views due to its dual-aspect rooms to much of the accommodation, together with the benefit of a large integral garage, as well as a secure parking space.

On the ground floor, an entrance lobby opens into a versatile games room or bedroom 5, with an adjoining shower room. This is a particularly useful space for guests, older children, home working or informal family use. There is also access to the excellent and secure integral garage, which provides valuable parking in such a central coastal position, while still offering room for surfboards, SUPs, bikes, golf clubs and general beach equipment. The first floor is accessed via the staircase from the entrance hall and provides further flexible accommodation. The rooms are currently arranged as two excellent bedrooms, one with an en suite shower room, but could equally be used as additional reception rooms, work-from-home space or occasional guest accommodation. The double-aspect arrangement of the rooms on this level helps create an excellent sense of light and openness. On the second floor, there are two further bedrooms, including a generous principal bedroom, together with excellent bathroom provision. The layout is particularly well suited to family use, visiting guests or a high-quality holiday letting arrangement.

The third floor forms the principal living level and is one of the most impressive parts of the house. It's fully open plan and includes a substantial double-aspect sitting room and the kitchen / dining room has an impressive and sleek white gloss kitchen, with a large central island. This arrangement is a key part of the property's appeal, making the most of the light, outlook and its beautiful coastal setting, with the living spaces positioned to enjoy the views and sense of openness. On the top floor, a sun room/snug creates an additional more private sitting area, that opens directly onto the large outside balcony / roof terrace. The room also benefits from bi-folding doors and a double-aspect, meaning a direct connection to the outside space, but also enjoying the views. The roof terrace measures approximately 18'2 x 13'4 and provides panoramic sea and coastline views, that are simply sublime. It is one of the defining features of the house, providing a spectacular setting from which to enjoy the views across the beaches, bay and coastline.

The house also benefits from an impressive specification, reflecting the original design ethos of the development. Features include solar photovoltaic panels, an air source heat pump, underfloor heating, mechanical ventilation heat recovery system, motion sensor lighting, integrated sound system and a Loxone smart-home system. The property also has triple glazed argon-filled windows and doors, together with highly insulated walls and floors, designed to improve comfort, heat retention and acoustic performance. The Loxone system enables remote app-controlled operation of the lighting, heating, audio, locks, doorbell, security camera and blinds.

Parking & Outside

Number 5 has the significant benefit of a good-sized integral garage, a particularly valuable feature in such a central coastal setting, as it provides excellent storage for the equipment associated with coastal living. In addition, to the rear of the development is secure and gated parking, where number 5 also has a space.

The large top-floor balcony / roof terrace forms the principal outside sitting area and enjoys far-reaching views across Newquay Bay and the mile-upon-mile of coastline beyond.

Location

Island Reach occupies a superb position on Island Crescent, above Towan Beach and Great Western Beach, in the heart of Newquay's celebrated coastal landscape.

Newquay is one of Cornwall's best-known coastal towns, renowned for its sandy beaches, surfing, dramatic cliff-top scenery and vibrant year-round lifestyle. Towan Beach and Great Western Beach are within a short walk, while Fistral Beach, Newquay Golf Club, the harbour, coastal paths and a wide choice of restaurants, cafés and leisure facilities are also easily accessible.

Watergate Bay lies just over three miles up the coast, with Mawgan Porth, Porthcothan, Trevose and Padstow all within reach. Cornwall Airport Newquay provides useful regional and national connectivity, while the branch line railway links Newquay with the mainline network.

Distances

Towan Beach: 100 yards | Newquay town centre: 200 yards | Fistral Beach: 1 mile | Newquay Golf Club: 1 mile | Lusty Glaze Beach: 1.5 miles | Watergate Bay: 3.5 miles | Crantock Beach: 4 miles | Cornwall Airport Newquay: 6 miles | Truro: 13 miles. (Distances are approximate)

Services

Mains water, electricity and drainage. Heat pump system. Solar photovoltaic panels. EV charging point, subject to confirmation.

Council Tax

Band: G

What3Words

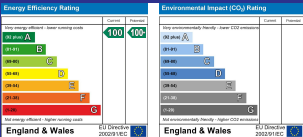
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EPC

EPC Band: A

Management charge

Approximately £75 PCM, which includes parking and electric gates maintenance and monthly window cleaning.



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