



16, Well Way, Newquay, TR7 3LR

david ball
Agencies

David Ball Luxury Collection are delighted to offer for sale this 2340 square feet versatile family home close to Porth Beach. The accommodation Arranged over three levels, this Property offers spacious and accommodation ideal for a wide range of lifestyles. Additional highlights include off street parking, a fantastic rear garden perfect for outdoor entertaining. Early internal viewings are highly recommended.

Asking Price £675,000 Freehold

Key Features

- Sought After Location
- Close To Porth Beach
- Close to Schooling For All Age Groups
- Impressive Principle Bedroom Suite
- Well Proportioned Family Home
- Ample Off Street Parking
- Enclosed Low Maintenance Garden
- Early Viewing Highly Recommended

THE LOCATION

Perfectly positioned in a quiet, residential enclave, 16 Well Way is just a short stroll from the golden sands of family-friendly Porth Beach. This highly sought after area of Newquay offers an enviable balance of laid back coastal living and everyday convenience.

From breathtaking cliffside walks to charming local cafés and welcoming beachside pubs, the lifestyle here is truly second to none. With excellent transport links, reputable schools, and a wide range of local amenities close by, this location is ideal for families, second home buyers, or anyone dreaming of a peaceful seaside retreat in one of Cornwall's most beloved coastal towns.





THE PROPERTY

Located just moments from the golden sands of Porth Beach one of Newquay's most family friendly and desirable coastal spots this exceptional five bedroom home on Well Way offers spacious, flexible accommodation arranged over three beautifully considered floors. On the lower ground floor, three generously sized bedrooms (including a potential guest suite) are accompanied by a stylish family bathroom, making this level ideal for guests or multi-generational living. The ground floor is the social heart of the home, featuring a bright and airy openplan living/dining room and a well-appointed kitchen that opens out to a charming balcony perfect for al fresco dining or enjoying morning sea breezes. A utility room, garage, and fifth bedroom with en-suite complete the layout. The crown jewel of this coastal residence is undoubtedly the top floor. Occupying the entire level, the principal suite (Bedroom 1) is a true sanctuary, complete with a dressing room, en-suite, and most impressively, uninterrupted picture-perfect views over the ocean of Porth Beach. This is a truly rare blend of space, elegance, and location. Whether you're seeking a stunning family home, a coastal retreat, or a holiday investment, 16 Well Way delivers it all in one of Newquay's most sought after enclaves.

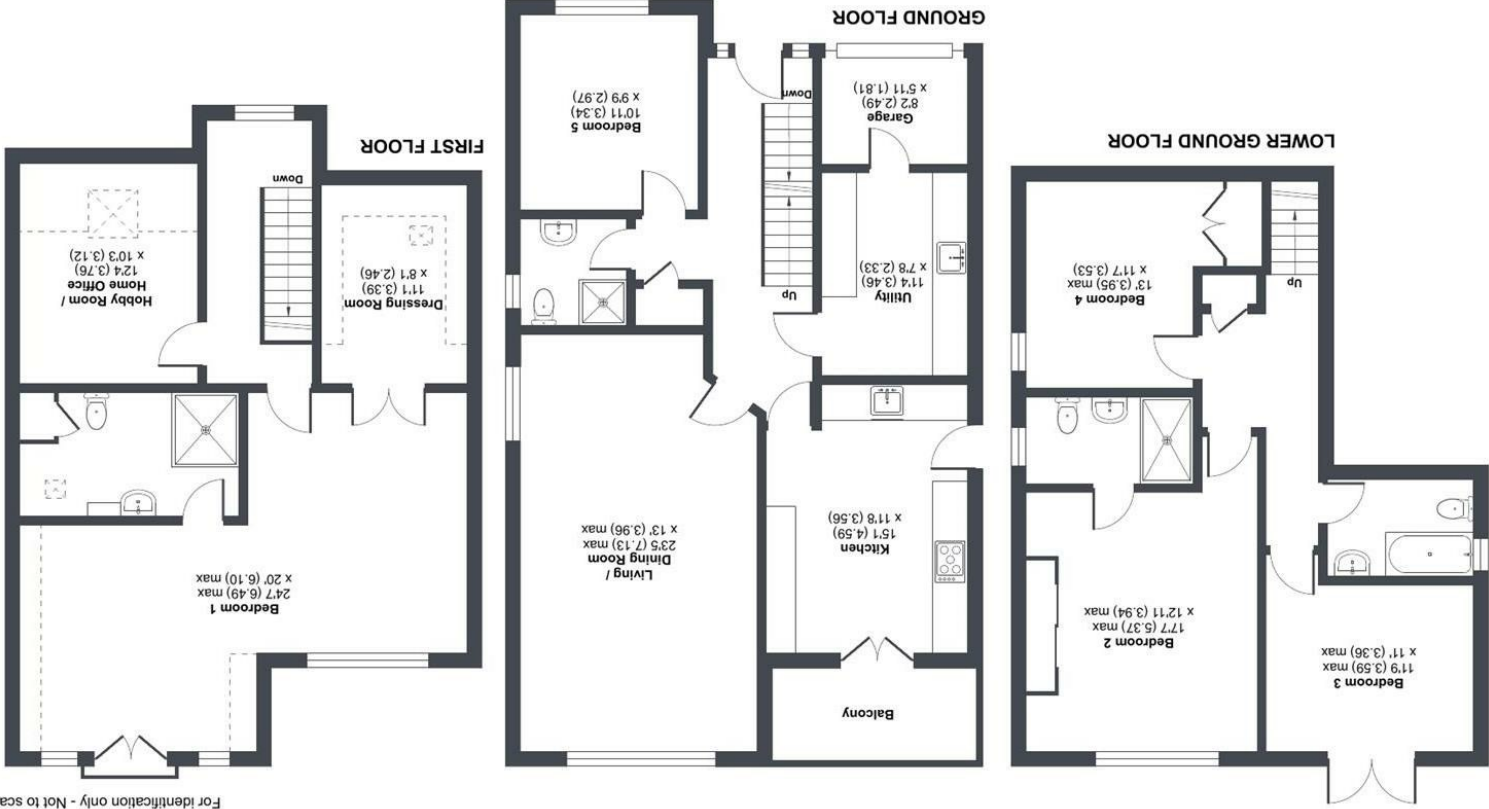
THE EXTERIOR

The beautifully landscaped rear garden is designed for both relaxation and entertaining, featuring a stylish decked area, a spacious patio, and low maintenance artificial lawn all framed by mature planted borders and secure fencing. A charming summer house offers the perfect retreat for quiet moments, or creative space.

At the front of the property offers a generous brick-paved driveway provides ample parking for up to three vehicles, in addition to a garage. Side access leads conveniently to the rear garden, enhancing the home's practicality for families and busy lifestyles.

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Approximate Area = 2194 sq ft / 203.8 sq m
Limited Use Area(s) = 98 sq ft / 9.1 sq m
Garage = 48 sq ft / 4.4 sq m
Total = 2340 sq ft / 217.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2025.
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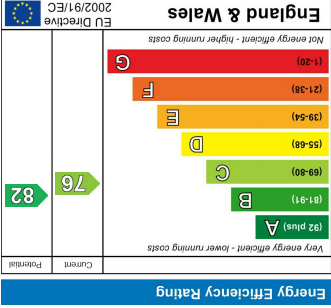
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