



5, 6, The Pavilions, Riverside Avenue, Newquay, TR7 1PL

david ball
Agencies

With uninterrupted views over the Gannel Estuary and a quiet, tucked-away setting, 5 The Pavillions offers a rare chance to own a spacious, low maintenance home in one of Newquay's most desirable locations. This well designed two bedroomed family home offers modern open-plan living with easy access to the water, beaches, and town. Ideal for anyone looking for a full-time home, or low maintenance coastal getaway.

Offers In The Region Of £580,000 Leasehold - Share of

Key Features

- Breathtaking Views Over The Ganel Tidal Estuary
- Private Direct Ganel Access
- Impressive Principle Suite
- Close To Beaches Town Centre & Amenities
- Openplan kitchen/living/dining space
- Allocated Parking Space
- Landscaped Communal Gardens
- Early Viewing Highly Recommended

The Property

Occupying an enviable position perched above the picturesque Gannel tidal estuary, 5 The Pavillions presents a rare opportunity to acquire a stylish and spacious two bedroom family home in one of Newquay's most sought-after and tranquil locations.

Set within an exclusive development, this beautifully appointed property spans approximately 962 sq ft across two floors, offering thoughtfully designed accommodation that combines modern open-plan living with its peaceful natural surroundings.

The lower ground floor opens into a generous open-plan kitchen, dining and living space measuring over 25 feet in length. The well-equipped kitchen features contemporary cabinetry, integrated appliances, and a practical layout, while the adjoining living area is perfect for relaxing or entertaining, with windows overlooking the estuary and surrounding greenery.

On the upper level, two spacious double bedrooms provide comfort and privacy. The principal bedroom enjoys an en-suite shower room, while the second bedroom is served by a modern family bathroom. Ample storage is provided throughout, with cleverly positioned cupboards on both floors.





Location

The Pavilions sits in an enviable spot right on the banks of the River Gannel where the tidal estuary winds in from Crantock Beach, framed by golden sand dunes and the endless blue of the Atlantic Ocean.

Just steps away is the unspoiled Pentire headland, a peaceful stretch of coast tucked between Fistral Beach and the Gannel. It's also where you'll find Lewinnick Lodge, a clifftop gem of a boutique hotel and restaurant that's perfect for sunset drinks or laid-back dining with a view.

The Gannel Estuary gently separates Newquay from the charming village of Crantock. When the tide comes in and the sandy footpath disappears, you can hop on the quaint little ferry run by the Fernpit Café—a family-run favourite since 1910 that's full of character and seaside nostalgia.

Life in Newquay comes with all the essentials close at hand: a mix of independent shops and high street names, along with a buzzing food and drink scene. There are regular bus and train services to nearby towns, and for bigger adventures, Truro is only 14 miles away, while Padstow, with its harbourfront charm and foodie reputation, is just 16 miles up the coast.

Best of all, Newquay International Airport is only around seven miles away—ideal for weekend getaways or spontaneous trips, with the world practically on your doorstep.

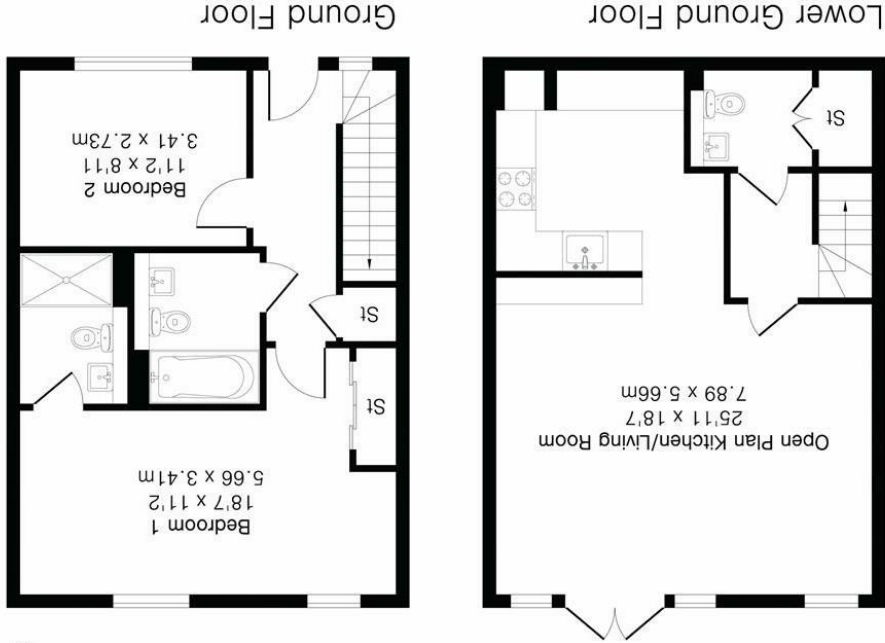
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Externally

Surrounded by lush landscaped gardens designed to flourish and compliment the stunning enviable riverbank location. The gardens are made up of meandering pathways providing direct access to the beach, areas laid to lawn, landscaped flowering plants and shrubs and seating areas ideal for a waterside picnic.

The apartment itself offers a private surf store and has a stunning private south facing sun terrace on which to indulge and wind down after a day on the beach whilst the sun disappears beyond the iconic Pentire Headland.

Approximate Gross Internal Area 962 sq ft - 90 sq m
Lower Ground Floor Area 481 sq ft – 45 sq m
Ground Floor Area 481 sq ft – 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
Current	Potential	
81	86	
England & Wales		
EU Directive 2002/91/EC		

Very energy efficient - lower running costs	A	(81-91)	(69-80)	D	(55-68)	E	(39-54)	F	(21-38)	G	(1-20)
Not energy efficient - higher running costs											

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