



TIDES REACH

GANNEL ESTUARY. NEWQUAY

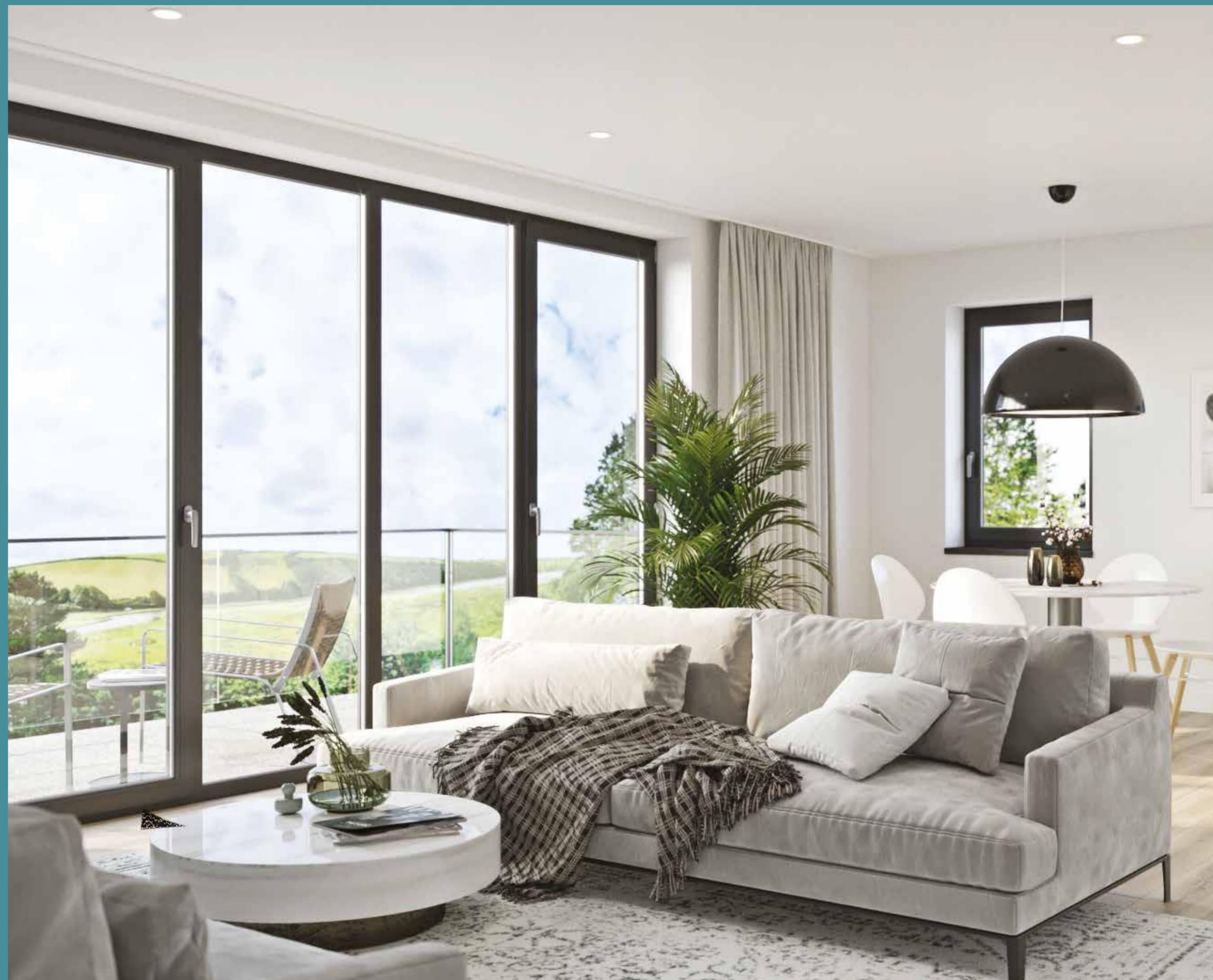


THE DEVELOPMENT

Nestling amongst a green, mature tree lined site, with frontline views and access to the Gannel Estuary in Newquay, is the prestigious Tides Reach Development.

A unique, contemporary development of six houses designed to the highest specification by renowned local architects CAD. At the rear of the development are two pairs of four-bedroom reverse level accommodation designed to maximise and take advantage of the stunning outlook.

Towards the front of the development are two four-bedroom detached houses with reverse level accommodation and stunning rooftop terraces. Each house benefits from two individual allocated parking spaces.



Occasionally sea and sand combine with river and rock, to provide a magical, beautiful landscape which is home to some of the most prestigious and stunning properties anywhere in Cornwall.

Such a place is the tidal Gannel Estuary which separates Crantock from Pentire Point and elegantly carves its way along the west border of the town of Newquay. Stunning salt marshes with swathes of reed beds, white sandy estuary banks, flanked by the craggy drama of West Pentire's cliffs on one side and the sheltered, sweeping golden expanse of Crantock beach on the other, offer an unparalleled picturesque backdrop to Newquay's finest properties.

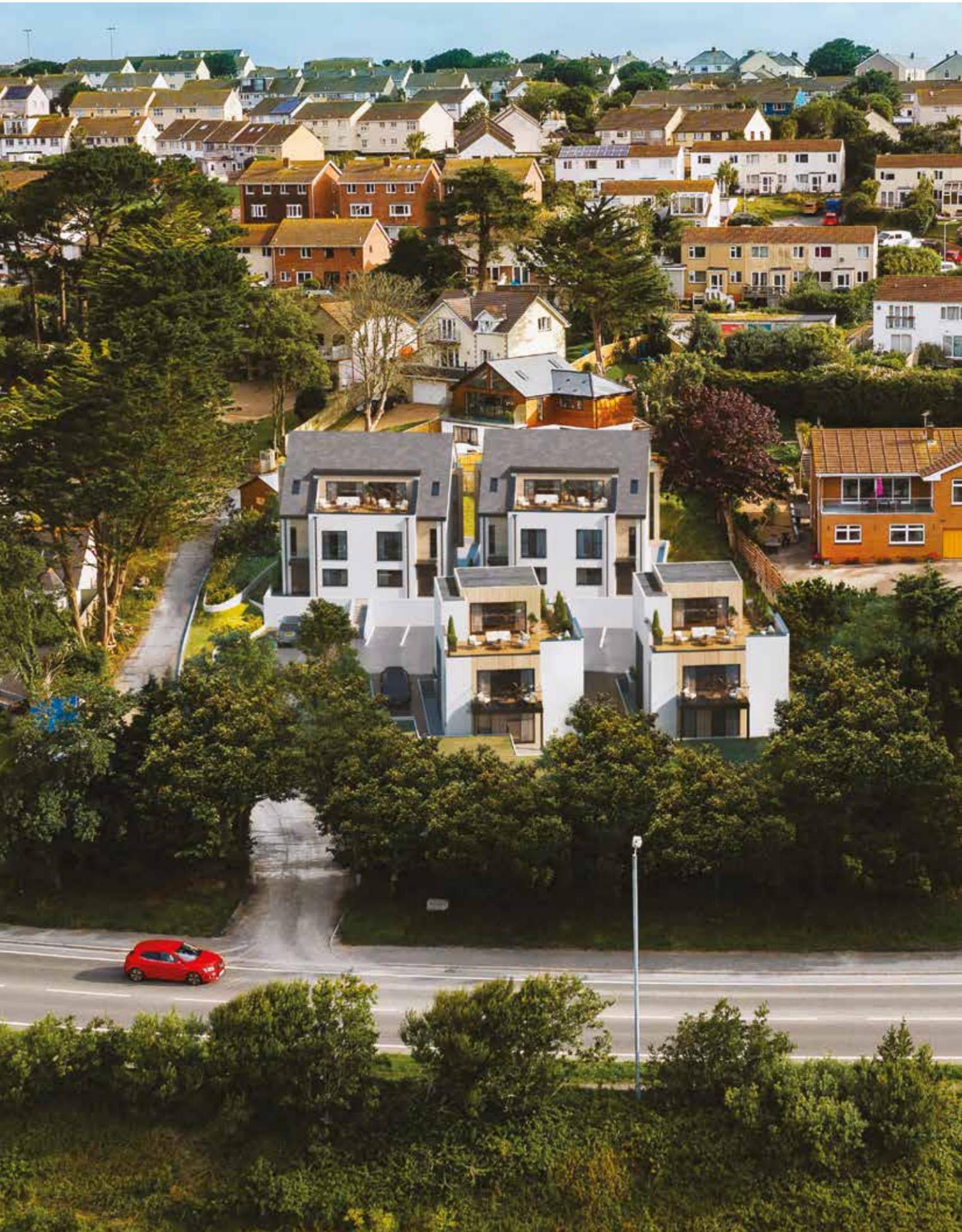
A nostalgic hint of times gone by is offered by traces of natural boatyards, moorings and derelict sea craft which can be seen along its banks and creeks.

Home to an eclectic mix of wildlife and vegetation, the Gannel Estuary is an ecologist's dream offering close encounters with a range of fish, crustaceans, wild birds from around the world as well as a range of beautiful plant life.

All can be viewed at low tide through stunning river and beach walks with low wooden footbridges connecting both sides of the estuary or taking in the views on horseback via the local pony trekking school. For water sports enthusiasts, the Gannel at high tide provides opportunity for kayaking, paddle boarding, windsurfing or boating, all literally on the doorstep and with the stunning scenic charms of the estuary ever present.

THE GANNEL ESTUARY



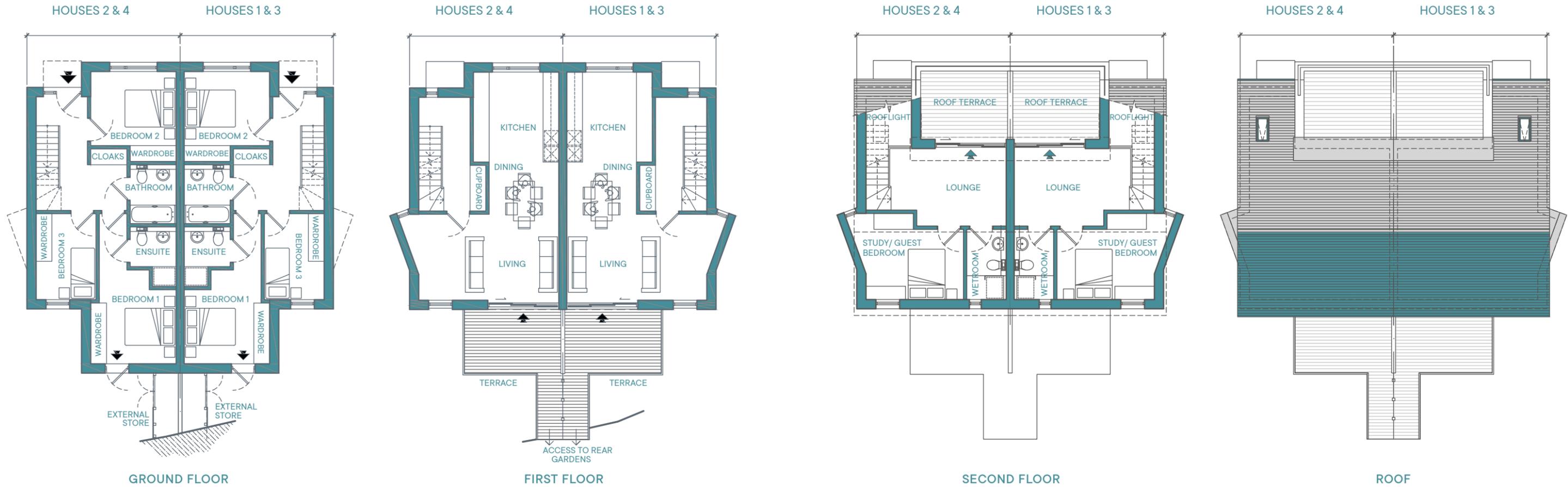


SITEPLAN



HOUSES 1-4

FLOORPLANS



FLOORPLAN SIZES (MAX)

FLOORPLAN SIZES (MAX)

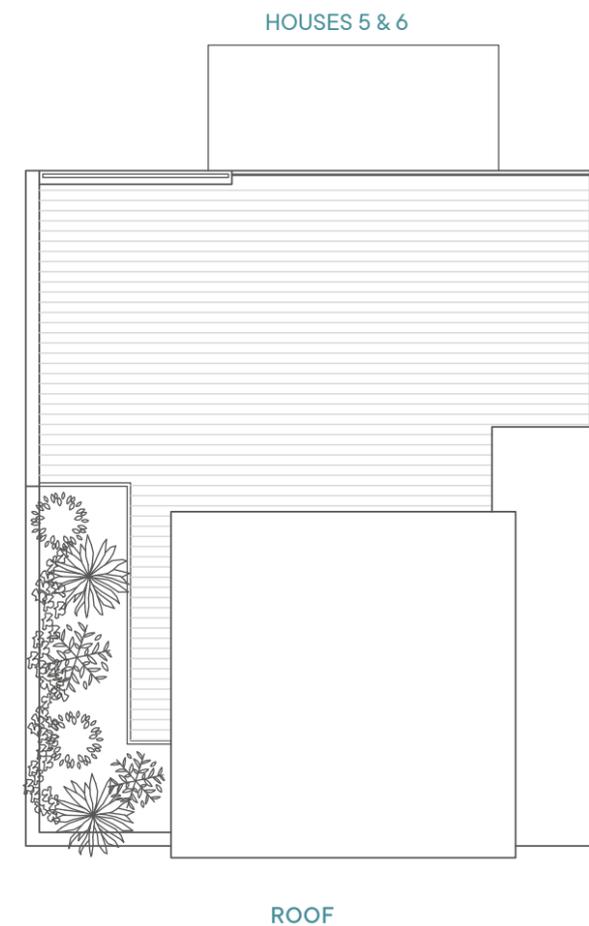
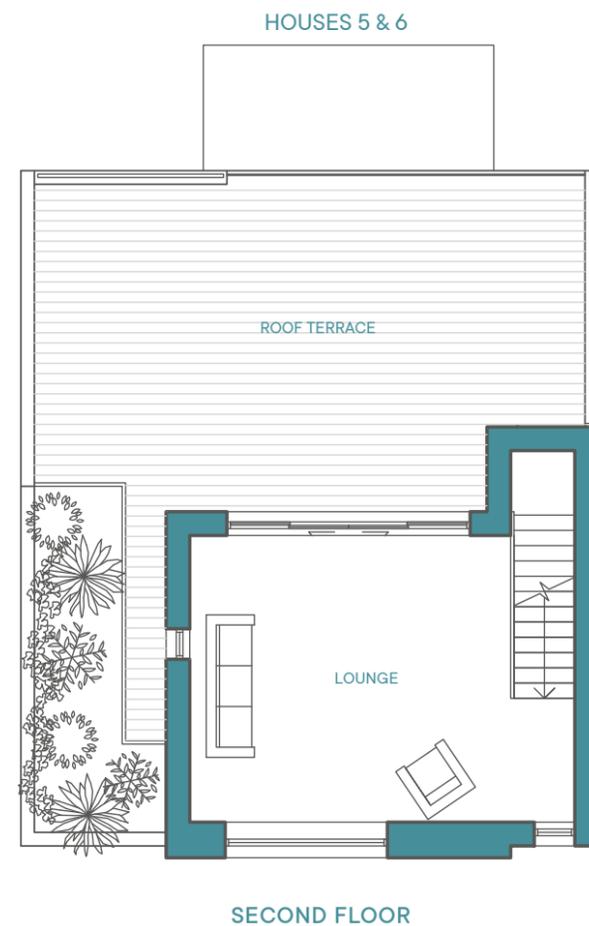
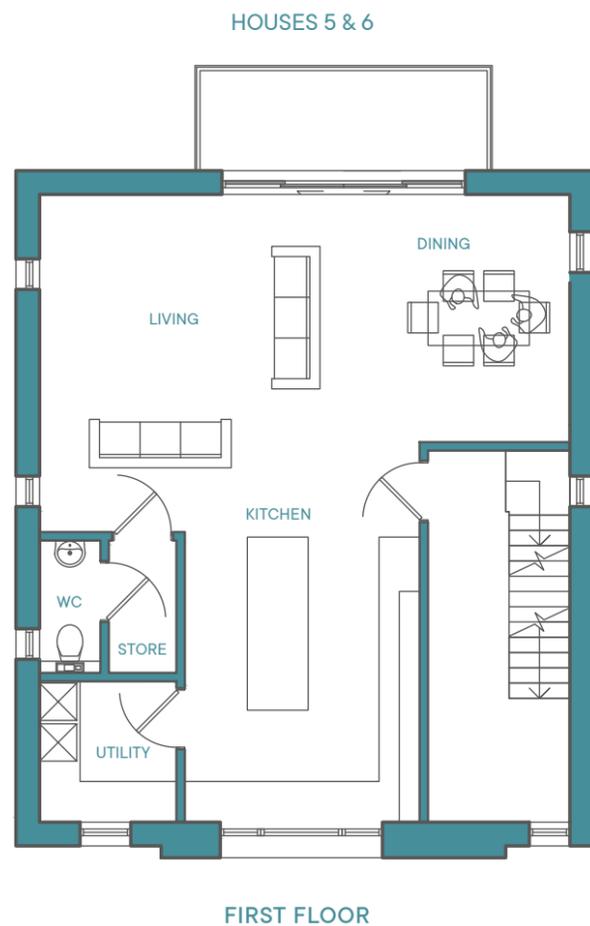
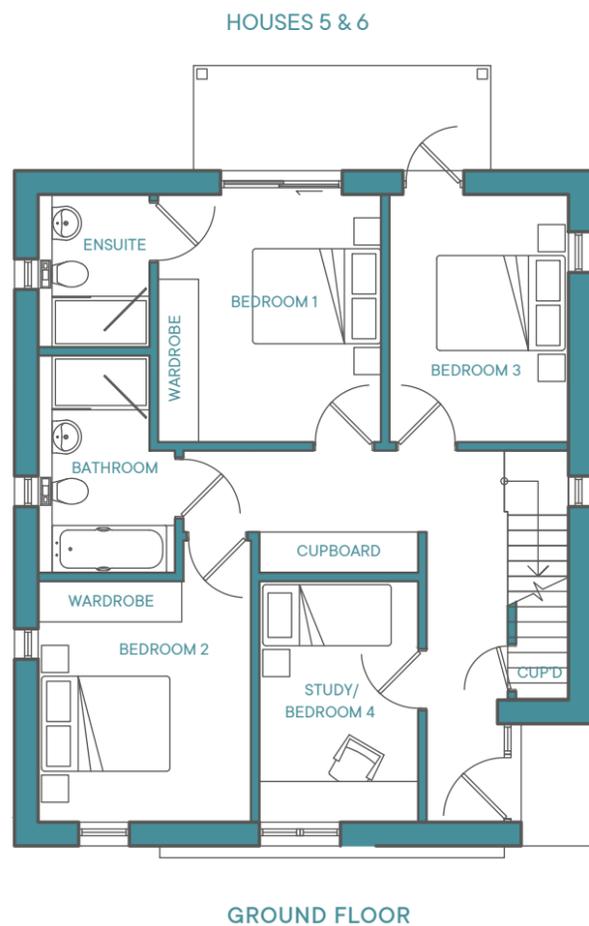
- GROUND FLOOR**
- Bedroom 1 - 3.21m x 3.54m
 - Bedroom 2 - 3.23m x 3.36m
 - Bedroom 3 - 2.24m x 3.36m
 - Bathroom - 1.75m x 2.20m
 - Ensuite - 1.75m x 2.23m

- FIRST FLOOR**
- Living/Dining - 5.29m X 5.21m
 - Kitchen - 3.21m X 3.36m

- SECOND FLOOR**
- Lounge - 3.30m X 2.77m
 - Study/bed 4 - 4.27m X 3.16m
 - Wetroom - 1.55m X 2.72m

HOUSES 5-6

FLOORPLANS



FLOORPLAN SIZES (MAX)

FLOORPLAN SIZES (MAX)

- GROUND FLOOR**
- Bedroom 1 - 3.28m X 3.64m
 - Ensuite - 1.64m X 2.24m
 - Bedroom 2 - 3.12m X 4.2m
 - Bedroom 3 - 2.64m X 3.64m
 - Bedroom 4 - 2.34m X 3.44m

- FIRST FLOOR**
- Living - 5.61m X 4.96m
 - Dinning - 2.23m X 3.64m
 - Kitchen - 3.45m X 4.27m
 - Utility - 2.01m X 2.06m

- SECOND FLOOR**
- Lounge - 4.64m X 4.35m



SPECIFICATION

KITCHEN

- Choice of contemporary kitchen units
- Choice of 20mm stone composite worktops with 100mm upstands
- Stainless steel sink with a boiling hot tap
- Neff stainless steel electric fan oven, combination microwave oven and black glass induction hob
- Integrated wine cooler
- Neff integrated fridge/freezer and dishwasher
- State of the art extraction system
- Separate utility room with washing machine & dryer (plots 5 & 6)
- Integrated washer/dryer in plot 1-4

BATHROOMS AND ENSUITES

- A choice of quality tiling supplied
- Contemporary branded sanitaryware
- Large feature built in LED mirror with shaver socket
- Feature LED lighting
- Thermostatic shower controls
- Glass bath and shower screen
- Heated electric towel rails

FLOORING AND FINISHES

- Wide plank engineered oak flooring to living areas and hallways
- 100% wool carpets to bedrooms
- Built in wardrobes to bedrooms one and two
- White Painted internal doors with brushed stainless steel furniture
- Powdered coated aluminium window systems
- Feature front door
- Contemporary enclosed feature staircase

HEATING AND ELECTRICAL SYSTEM

- Economic air source heating system
- Remote WIFI access under floor heating to ground floor and first floor, with digital thermostats
- Dimmable LED downlights to all areas
- Mains operated smoke alarms
- Wired for intruder alarm

AUDIO/VISUAL

- Telephone and data points in living room, lounge and master bedroom
- TV and satellite wiring to include Sky Q
- Ceiling speakers in living room, lounge and master bedroom

BALCONIES/GARDENS

- Frameless glass balustrade
- Feature LED lighting
- External power socket and outside cold water tap to rear garden
- Paved and turfed garden (where suitable)
- Millboard decking to roof terrace & balconies

PARKING AND COMMUNAL AREAS

- Two allocated parking spaces
- Landscaped communal gardens around shared private drive
- Secure private access
- Private surf/bike stores
- Car charger points

Subject to build programme allowance.







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TR7 2AG

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