



14, Penina Avenue, Newquay, TR7 2LE

david ball
Agencies

Set in a sought after location is this beautifully presented and recently extended four bedroomed detached family home which enjoys breathtaking uninterrupted views over the River Gannel tidal estuary. Early viewing is highly recommended.

Asking Price £540,000 Freehold

Key Features

- Stunning views over the River Gannel Tidal Estuary
- A quiet Residential Location
- Extensive Rear Enclosed Garden
- Ample Off Street Parking with Garage
- Ground Floor Bedroom Opening into its own Sun Terrace
- Impressive Principal Bedroom with Freestanding Slipper Bath
- Excellent Transport Links
- Early Viewing is Highly Recommended





Location

Situated in a fantastic elevated position overlooking the picturesque River Gannel tidal estuary, where the water flows gracefully towards Crantock Beach and the surrounding countryside. The setting offers a peaceful, scenic backdrop while remaining highly convenient.

Ideally located within walking distance of Newquay town centre, the property is easily reached via a charming walk through the local boating lake and Trenance Gardens.

Newquay's famous collection of golden sandy beaches lies just a short distance away, offering a host of leisure and lifestyle opportunities including surfing, paddleboarding, and coastal walks.

Excellent transport links include Newquay International Airport (approx. 7 miles), the local train station (approx. 2 miles), and regular bus services within walking distance, making it easy to explore Cornwall's picturesque villages, bustling towns, and beyond.

The Property

Enjoying uninterrupted views over the River Gannel tidal estuary, this extended four bedroom detached family home offers stylish and spacious living in a highly sought after location in the coastal town of Newquay. The ground floor comprises of a living room with an open plan kitchen/dining room. The kitchen itself, is finished in white high gloss with granite work surfaces and opens into a cosy seating area with feature log burner along with double French doors providing access to the extensive rear enclosed garden. The ground floor is completed by a shower room and ground floor bedroom which features double French patio doors leading out to a patio/terrace.

Rising to the first floor the current owners have enhanced the property with the addition of an impressive principal bedroom suite complete with free standing slipper bath, en-suite facilities and elevated views. The first floor is completed by two further double bedrooms and family bathroom. A feature stained glass window floods the landing with an array of coastal colours.

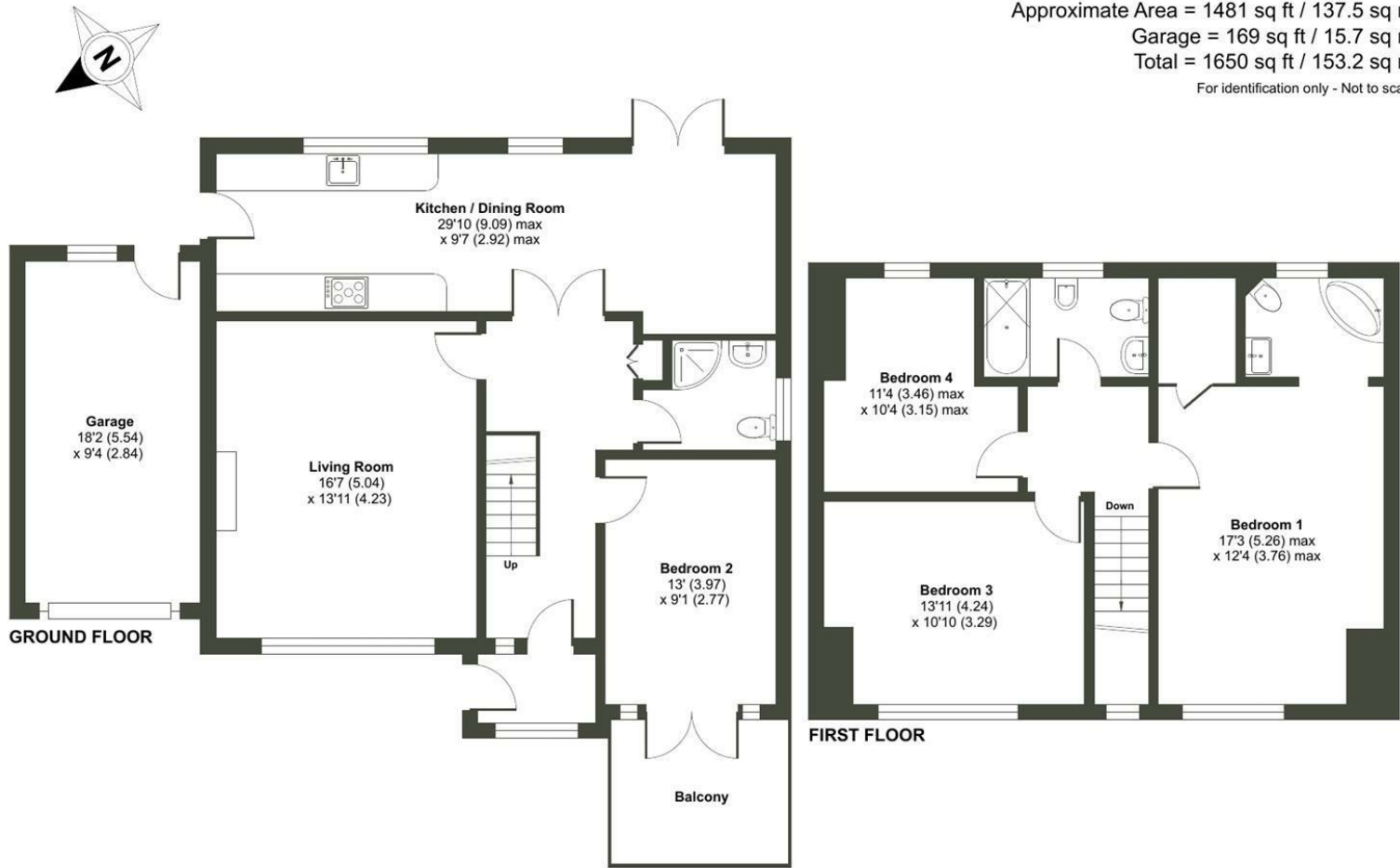
Externally

To the front of the property is a driveway providing ample off street parking, an area of lawn. Steps provide access to a front sun terrace with stainless steel and glass balustrades.

To the rear, leading from the kitchen/dining room is a paved patio which leads onto an expansive area of lawn. The piece de resistance is a timber built pagoda housing a hot tub which enjoys spectacular breath taking views over the River Gannel tidal estuary.

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Approximate Area = 1481 sq ft / 137.5 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1650 sq ft / 153.2 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). © nitchecom 2025. Produced for David Ball Agencies. REF: 1297333

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	77
		EU Directive 2002/91/EC

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