



2 Quay Cottages, North Quay Hill, Newquay, TR7 1HE

david ball  
Agencies



A RARE OPPERTUINTY ABOVE NEWQUAY'S HISTORIC HARBOUR. Being offered for the sale for the first time in over forty years. 2 Quay Cottages is truly special property with deep roots in Newquay's rich maritime heritage complemented by picture perfect views and would make the perfect coastal retreat, permanent residence, or investment. Early viewing is highly recommended to avoid disappointment.

**Guide Price £590,000 Freehold**

## Key Features

- Chain Free
- For Sale For The First Time In Over Forty Years
- Off Street Parking
- Private Gated Access To Newquay Harbour
- Highly Sought After And Desirable Location
- Breath Taking Sun Terrace
- Potential To Extend Or Remodel Subject To All Consents
- Early Viewing Highly Recommended

## THE PROPERTY

Located on North Quay Hill, this much loved characterful cottage which is full of character and charm, and offers a rare chance to own a piece of Newquay's history. With two reception rooms, two bedrooms, and two bathrooms this is complimented by a shared form coach house entrance which ideal for storing surf and paddleboards . The cottage sits just above Newquay's working harbour, with stunning views over the water that change with the light and the tides. Private steps lead directly down to the harbour and beach, giving you easy access to the coast ideal for morning swims, dog walks, or simply enjoying life by the sea. While the property does require updating, it offers huge potential for anyone keen to make it their own. There's also scope to extend (subject to planning), making it a great option for those looking to create something special in a truly unique setting.







## EXTERNALLY

The property is accessed via a private driveway to 2 Quay Cottage and neighbouring dwellings. To the front of the property is private terrace/patio which arguably offers one of the best views of Newquay Harbour and seven bay's beyond along with stairs provide private secure access to the harbour. To complete the outside space is a side enclosed shared access pathway and a parking space.

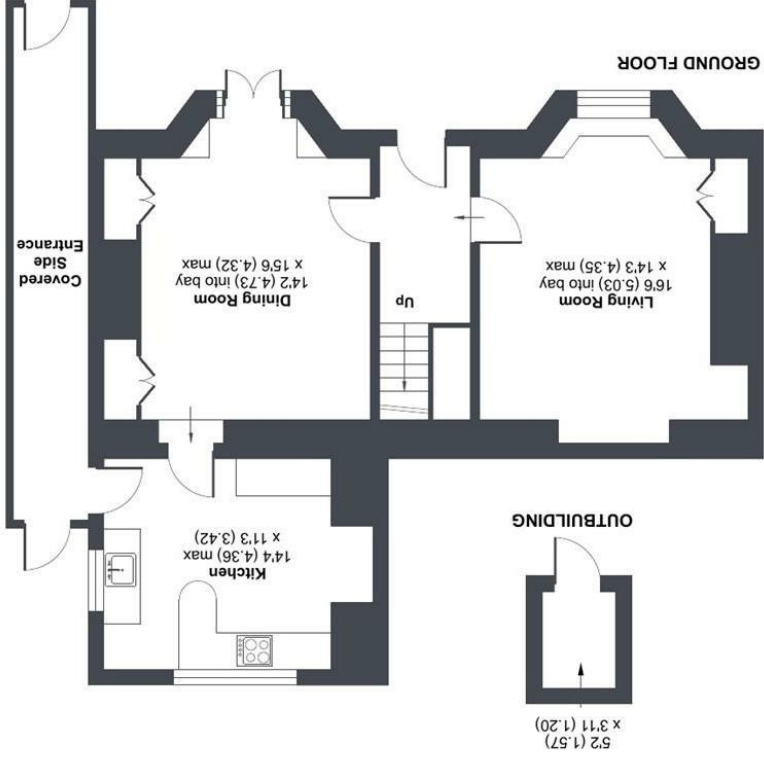
## LOCATION

Set above the picturesque Newquay Harbour, this beautifully presented two bedroom cottage blends character, charm, and an enviable location. Steeped in local history and positioned on the sought after North Quay Hill, this property offers the perfect base to enjoy Newquay's vibrant coastal lifestyle.

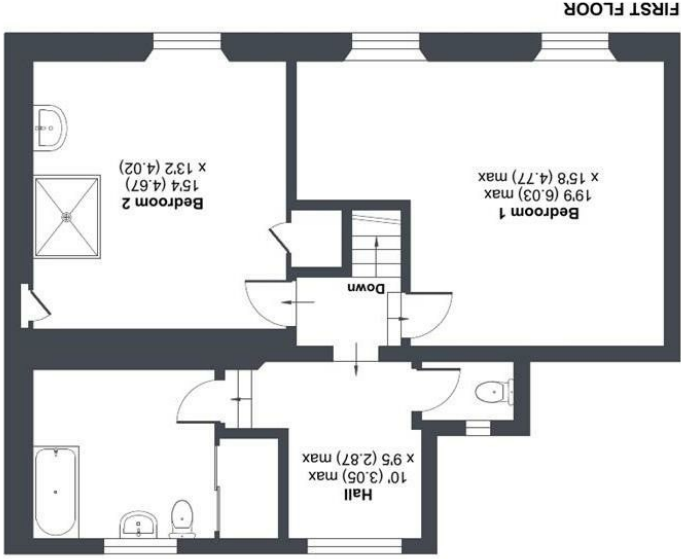
Enjoy easy access to the world famous Fistral Beach, the iconic Headland and Atlantic Hotels, the scenic historic headland, and the lively town centre all just a short stroll away. Whether you're looking for a stylish coastal retreat or a prime holiday let investment, this cottage is a must-see.

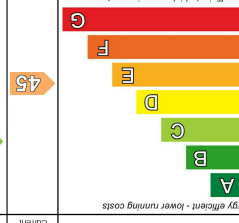
# Quay House, North Quay Hill, Newquay, TR7

Approximate Area = 1427 sq ft / 132.5 sq m (excludes covered side entrance)  
Outbuilding = 20 sq ft / 1.8 sq m  
Total = 1447 sq ft / 134.3 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). © nchecom 2025.



Energy Efficiency Rating																										
Current	Potential																									
 <table border="1"><thead><tr><th>Rating</th><th>Band</th><th>Running Costs</th></tr></thead><tbody><tr><td>A</td><td>82 plus</td><td>Very energy efficient - lower running costs</td></tr><tr><td>B</td><td>81-91</td><td>Very energy efficient - lower running costs</td></tr><tr><td>C</td><td>69-80</td><td>Very energy efficient - lower running costs</td></tr><tr><td>D</td><td>55-68</td><td>Very energy efficient - lower running costs</td></tr><tr><td>E</td><td>39-54</td><td>Not energy efficient - higher running costs</td></tr><tr><td>F</td><td>21-38</td><td>Not energy efficient - higher running costs</td></tr><tr><td>G</td><td>1-20</td><td>Not energy efficient - higher running costs</td></tr></tbody></table> <p>45</p> <p>76</p> <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			Rating	Band	Running Costs	A	82 plus	Very energy efficient - lower running costs	B	81-91	Very energy efficient - lower running costs	C	69-80	Very energy efficient - lower running costs	D	55-68	Very energy efficient - lower running costs	E	39-54	Not energy efficient - higher running costs	F	21-38	Not energy efficient - higher running costs	G	1-20	Not energy efficient - higher running costs
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01637 850850

www.davidballagencies.co.uk



e.sales@dba.estate  
34 East Street, Newquay, Cornwall TR7 1BH

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