



Concord Cottage, Porth Bean Road, Newquay, TR7 3LU

david ball
Agencies

A unique and rarely available opportunity to acquire a beachfront property in the highly sought after Porth area of Newquay. The versatile accommodation would benefit from a degree of modernisation, offering an exciting chance for the new owners to personalise and create their own coastal retreat in an exceptional seaside setting. Early viewing is strongly recommended to fully appreciate the potential and location on offer.

Guide Price £595,000 Freehold

Key Features

- Sought After Beach Front Location
- Allocated Parking Spaces
- Breathtaking Sea Views
- Generous Enclosed Low Maintenance Garden
- Three Reception Rooms
- Four Bedrooms
- Family Bathroom
- Early Viewing Highly Recommended

The Property

Concord Cottage occupies what is arguably one of the largest plots within this attractive enclave of similarly styled homes, just a short stroll from the golden sandy beach at Porth, Newquay.

The property offers versatile accommodation arranged over two floors. On the ground floor there are three well-proportioned reception rooms alongside the kitchen, providing flexible living and entertaining space. To the first floor are four bedrooms, a family bathroom and a separate cloakroom.

Outside, the cottage benefits from a generous enclosed garden, allocated parking and a useful storage/workshop, making it an ideal home or coastal retreat in a highly sought after location.



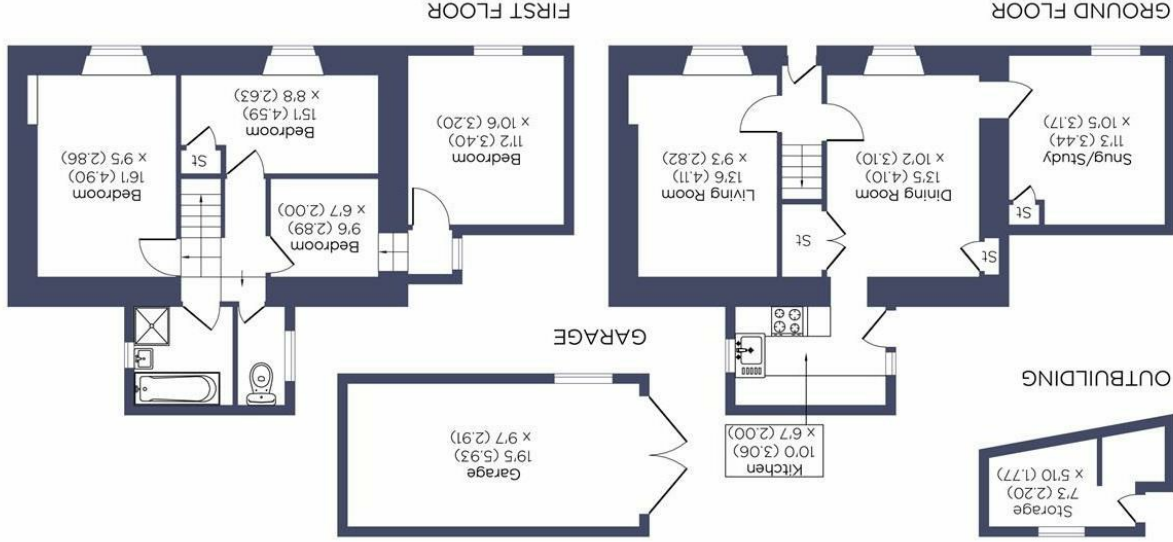


The Location

Porth Beach is one of Newquay's most desirable and scenic coastal locations, famed for its golden sands, crystal-clear waters and laid-back seaside atmosphere. The beach is just moments away, with coastal walks, surf spots and rock pools all on the doorstep, while Newquay town centre, harbourside restaurants, cafés and amenities are easily accessible. Excellent transport links, schools and leisure facilities nearby make Porth Beach an ideal setting for both permanent living and a coastal escape.

Externally

Externally, the property benefits from an allocated parking spaces, a garage and an enclosed, low-maintenance garden, all just steps from the sandy shores of Porth Beach.



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 mistatement. 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.



Energy Efficiency Rating																										
Current	Potential																									
A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The bars are colored and labeled with their corresponding energy efficiency ranges and running costs. The scale is as follows: <table border="1"><thead><tr><th>Rating</th><th>Energy Efficiency Range</th><th>Running Costs</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td><td>Very energy efficient - lower running costs</td></tr><tr><td>B</td><td>81-91</td><td></td></tr><tr><td>C</td><td>69-80</td><td></td></tr><tr><td>D</td><td>55-68</td><td></td></tr><tr><td>E</td><td>39-54</td><td></td></tr><tr><td>F</td><td>21-38</td><td></td></tr><tr><td>G</td><td>1-20</td><td>Not energy efficient - higher running costs</td></tr></tbody></table>			Rating	Energy Efficiency Range	Running Costs	A	92 plus	Very energy efficient - lower running costs	B	81-91		C	69-80		D	55-68		E	39-54		F	21-38		G	1-20	Not energy efficient - higher running costs
Rating	Energy Efficiency Range	Running Costs																								
A	92 plus	Very energy efficient - lower running costs																								
B	81-91																									
C	69-80																									
D	55-68																									
E	39-54																									
F	21-38																									
G	1-20	Not energy efficient - higher running costs																								
England & Wales																										
EU Directive 2002/91/EC																										

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings: supplied furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. 5. All dimensions are approximate.