

28A, Headland Road, Newquay, TR7 1HN

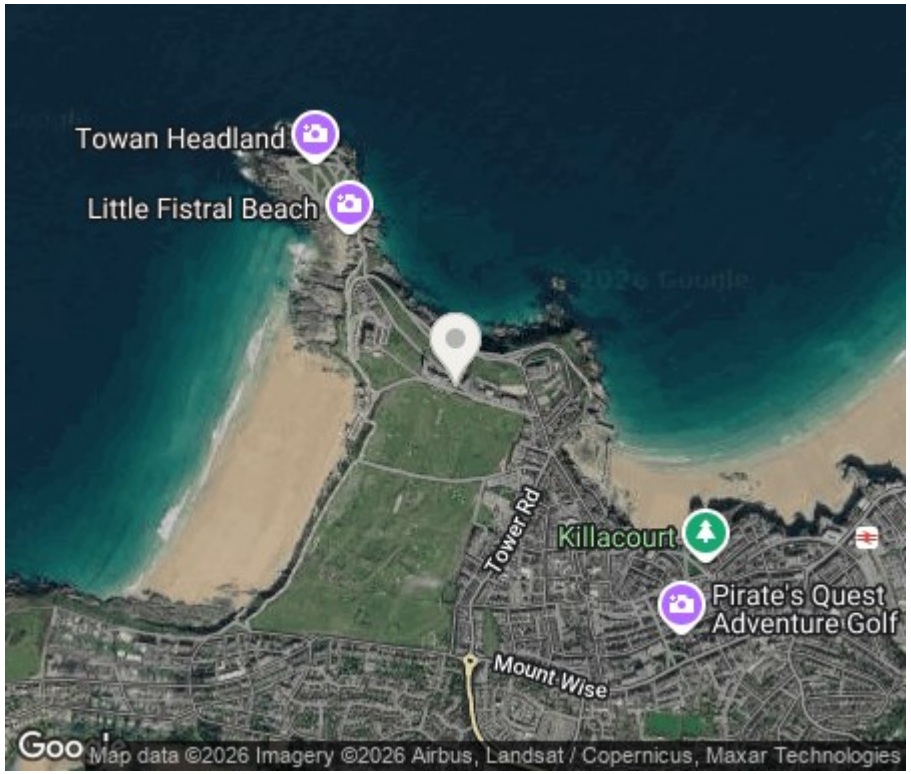
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DETACHED COASTAL HOME ON HEADLAND ROAD WITH IIMPRESSIVE SEA VIEWS, GARDEN, PARKING AND GARAGE, WITHIN 300m OF FISTRAL BEACH

Offers In Excess Of £895,000 Freehold

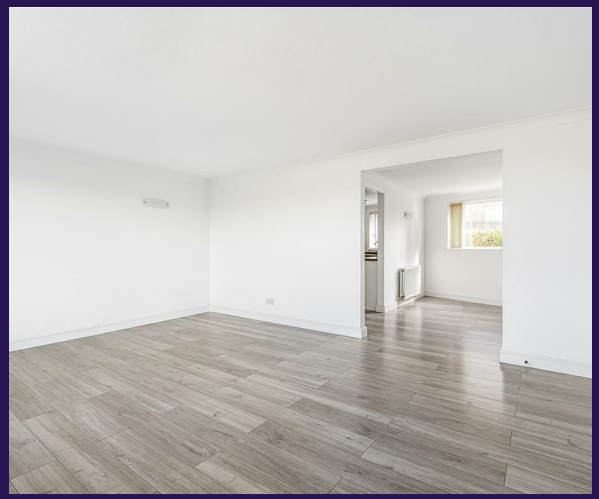
Key Features

- ** CHAIN FREE **
- Within 300m of Fistral Beach
- Garage and driveway parking
- Close to beachside cafés, restaurants and The Headland Hotel
- Detached house
- Incredible sea views
- Re-development potential*
- Within easy reach of Newquay Harbour and town centre

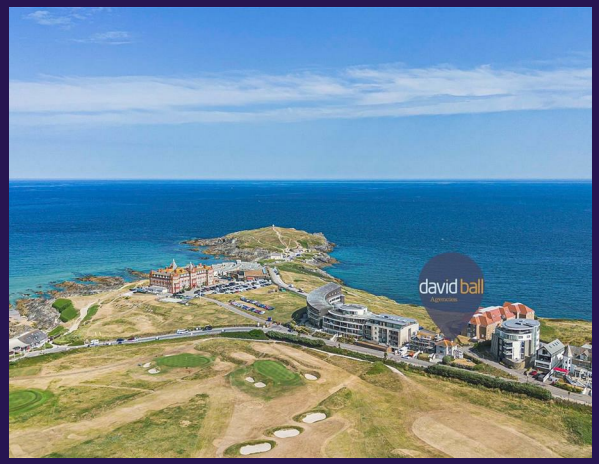














The Property

28a Headland Road offers an unusual opportunity to acquire a detached home on this prominent coastal road. Occupying an end plot beside the access to Little Fistral car park, the property stands approximately 500 yards from Fistral Beach, with views across the golf course towards the Atlantic from the upper floors.

In recent years, much of Headland Road has been transformed by luxury apartment development, making a detached residential property in this position increasingly hard to find. Built in the 1990s, the house is of modern construction and now offers considerable scope for improvement. A full refurbishment could create a distinctive contemporary beach house, while buyers may also wish to investigate the possibility of replacement or redevelopment*.

A private driveway provides off road parking for two or three vehicles and leads to a large integral garage. The garage also provides direct access into the house, offering valuable storage and practical access in a location so close to the beach.

The lower ground floor forms the main entrance level. Although there are no external windows on this floor, it includes an entrance hall, stairs to the upper accommodation, internal access to the garage, a utility room and a separate room suitable for storage or use as a workroom.

The main living accommodation occupies the middle floor. Wide picture windows bring in plenty of natural light and frame views over the golf course towards the breaking waves of Fistral Beach. The layout includes a generous lounge and dining space, a kitchen, cloakroom and side conservatory, with the conservatory opening directly onto the garden.

On the top floor are two double bedrooms, each with an en suite bathroom. A dual aspect landing between the bedrooms offers useful space for a desk, reading area or compact workspace. This level also enjoys elevated coastal views to the front and rear.

With its detached position, private parking, substantial garage and scope for transformation, 28a Headland Road stands apart from the surrounding development. It presents the chance to create an individual coastal home within a few hundred yards of Fistral Beach, the golf course and the Atlantic coastline.

Redevelopment

*All development is subject to planning permission and all necessary consents.

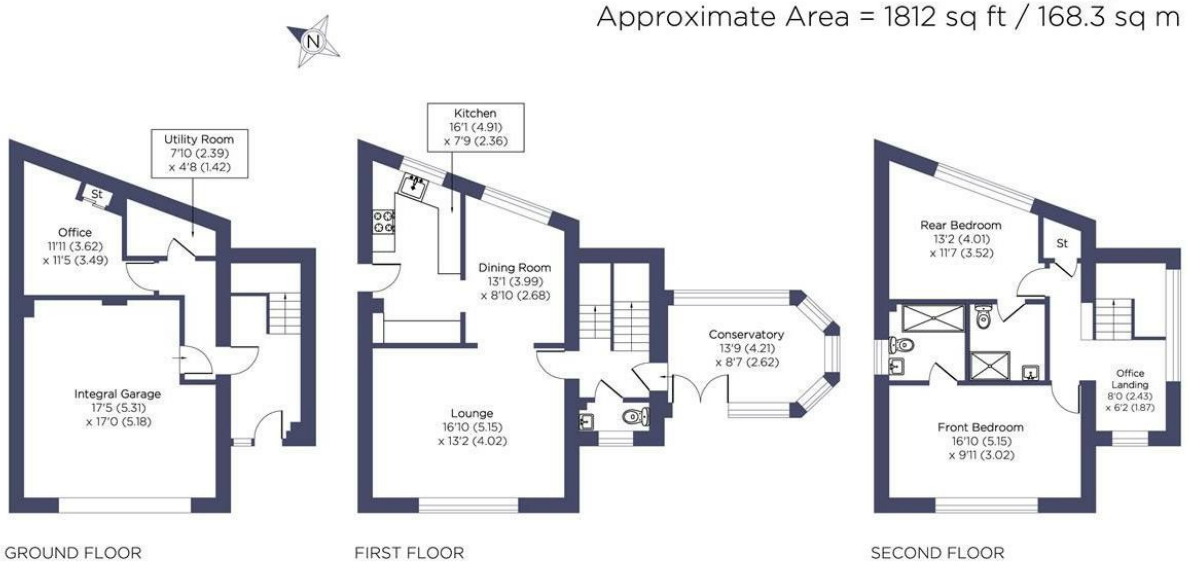
Location

Headland Road is one of Newquay’s most distinctive coastal addresses, positioned between Fistral Beach, Little Fistral and the town’s dramatic Atlantic headland. The property's proximity to Fistral Beach places one of Cornwall’s best-known surfing beaches within a short walk.

The area is particularly well suited to those looking for immediate access to the coast, with scenic clifftop walks, the golf course, beachside cafés, restaurants and The Headland Hotel all close by. Little Fistral and the harbour are also within easy reach, while Newquay town centre offers a broad range of shops, services and leisure facilities.

Headland Road, Newquay, TR7

Approximate Area = 1812 sq ft / 168.3 sq m

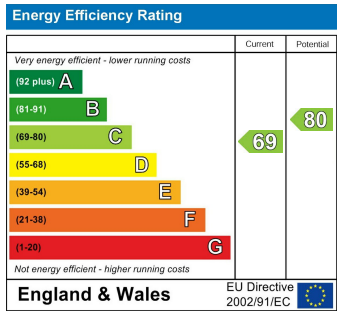


GROUND FLOOR FIRST FLOOR SECOND FLOOR

PINKPLAN

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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