



3, Fistril Beach Villas, Newquay, TR7 1UY

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Agencies



A thoughtfully designed coastal townhouse in the sought-after Pentire area of Newquay, just 150m from Fistral Beach and a short walk to the Gannel Estuary. Arranged over four floors, this unique three double bedroom home combines modern living with high-quality finishes throughout. Key features include a German-designed kitchen with Siemens appliances, underfloor heating throughout, stylish bathrooms and en-suites, undercroft parking, a second lounge to the ground floor equipped with an integrated bar and media unit with double doors leading out to the low-maintenance rear garden ideal for afternoon sun and entertaining, . The top floor open-plan living area enjoys panoramic sea views and sunset outlooks, making the most of its elevated position. Perfect as a main residence, second home, or investment opportunity. Furniture available by sperate negotiation. Early viewing is highly recommended.

## Guide Price £950,000 Freehold

### Key Features

- Contemporary Luxury Four Bedroom Home
- Undercroft Parking for Two Cars
- High-Spec German Kitchen With Siemens Appliances and Wine Cooler
- Fully Tiled Bathrooms and En-Suites With Contemporary Fittings and Drench Showers
- Built-In Wardrobes Throughout
- Smart Enabled Underfloor Heating Throughout with Digital Thermostats
- Panormaic Sea Views Over Fistral Beach
- Private Gated Entrance & Camera Entry System
- Remainder of 10-year LABC New-Build Warranty

### Location

Nestled on Pentire Avenue in Newquay, Cornwall, 3 Fistral Beach Villas offer an enviable coastal lifestyle. Situated just a short stroll from the world-renowned Fistral Beach, residents can indulge in the vibrant surf culture and breathtaking ocean views. The area boasts a rich array of amenities, including boutique shops, gourmet restaurants, and lively bars, all within easy reach. For those seeking outdoor adventures, the nearby South West Coast Path provides scenic walks along Cornwall's rugged coastline, while the Gannel Estuary offers opportunities for paddleboarding and wildlife spotting. With excellent transport links and a thriving community, this location perfectly balances tranquility and convenience.







## The Property

The Fistril Beach Villas offer a rare opportunity to own a truly exceptional coastal home. Designed with both style and practicality in mind, featuring a spacious open-plan living areas on the top floor taking advantage of the far reaching sea views, finished with engineered oak flooring and underfloor heating throughout the home.

Located on the top floor, the high-specification kitchen is fitted with sleek German cabinetry, Silestone worktops, and integrated Siemens appliances, creating a clean and functional space. Large sliding doors open onto private terraces, extending the living space outdoors and making the most of the coastal setting.

Upstairs, the bedrooms are generously sized, with the principal suite enjoying access to a private balcony and a well-appointed en-suite. Bathrooms and en-suites are finished to a high standard, including Porcelanosa tiling, walk-in showers, floating vanities, and Vado fittings.

To the lower ground floor is a functional space, offering a second lounge with a built in drinks cabinetry and media unit, with double patio doors leading out to the maintenance free terrace, where the afternoon sun can be enjoyed. Also benefitting from a utility room with space for a washing machine and tumble dryer, as well as a downstairs shower room. There is an outside cold water tap and electric sockets servicing this area.

Each property benefits from features such as highly efficient gas boiler, CAT6 cabling, and electric vehicle charging points. Dedicated surfboard storage with washdown areas adds a practical touch for beachgoers.

Built to an exceptional standard, these homes offer a high-end finish rarely found in this location — ideal as a main residence, holiday home, or investment.

## Externally

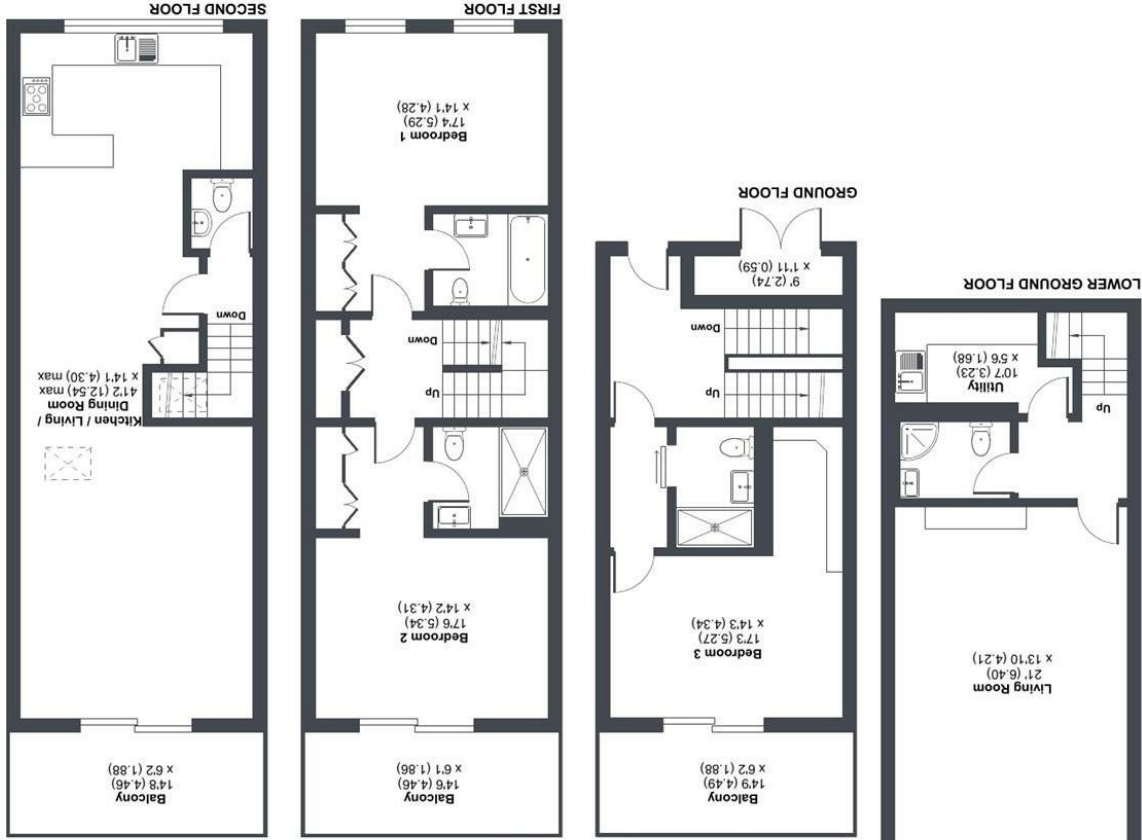
The Fistril Beach Villas feature contemporary architecture and expansive windows that flood the interiors with natural light. Private balconies and terraces provide the perfect vantage points to soak in the panoramic sea views and stunning sunsets over the Atlantic Ocean. The property is accessed via secured electric gated parking, and benefits from landscaped communal areas, and dedicated surfboard storage with wash-down facilities, catering to the active coastal lifestyle. Energy efficiency and sustainability are prioritized, with features such as electric vehicle charging points and high-performance insulation throughout.

## Agents Note

The images used have been virtually dressed with CGI images. The following services can be found at the property: Mains electric, water and drainage, however we have not verified any of the connections. Supplied services and appliances have not been tested by the agent. Prospective purchases are advised to make their own enquiries.

# Fistral Beach Villas, Pentire Avenue, Newquay, TR7

Approximate Area = 1997 sq ft / 185.5 sq m  
Outbuildings = 62 sq ft / 5.7 sq m  
Total = 2059 sq ft / 191.2 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). © nchecom 2025.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (82 plus)	85	93
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		