

1 Tides Reach
Gannel Road, Newquay

david ball
| LUXURY COLLECTION |



Number 1 Tides Reach - A stunning newly built coastal home, nestled up on a tree lined private driveway overlooking the enchanting tidal Gannel and spread over three floors.

Guide Price £745,000 Freehold

Key Features

- New coastal townhouse
- Stunning fitted kitchen & appliances
- Incredible views over the Gannel Estuary & countryside
- Gated parking for three cars & EV charging
- Smart underfloor heating & ceiling speakers
- Be-spoke fitted kitchen with Neff appliances
- Stunning private roof terrace
- Two tear garden patios with views
- Great holiday investment
- NO CHAIN



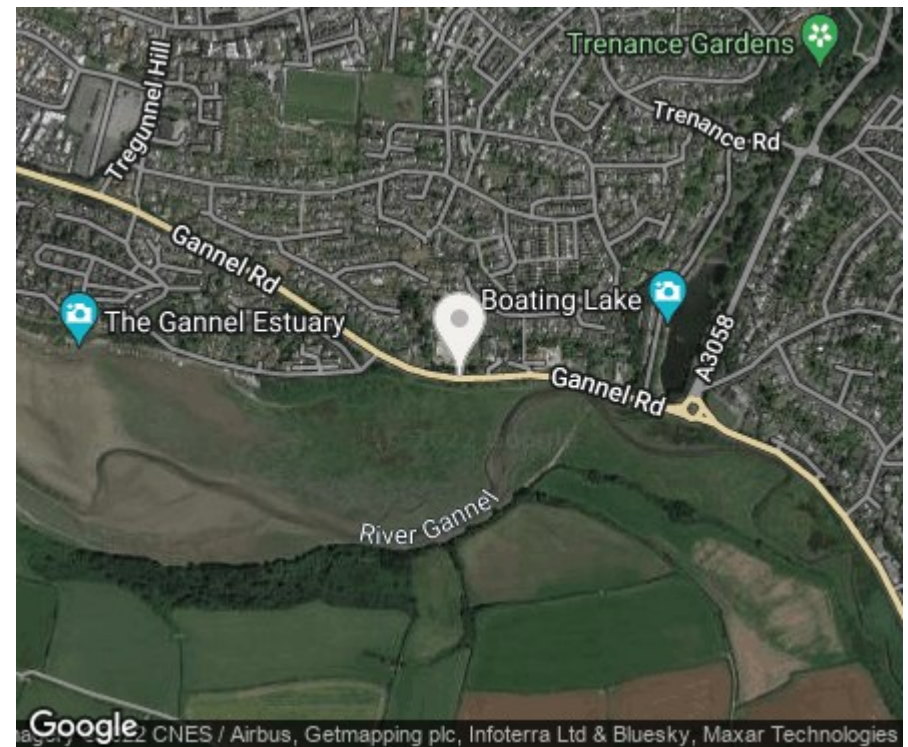
The Property

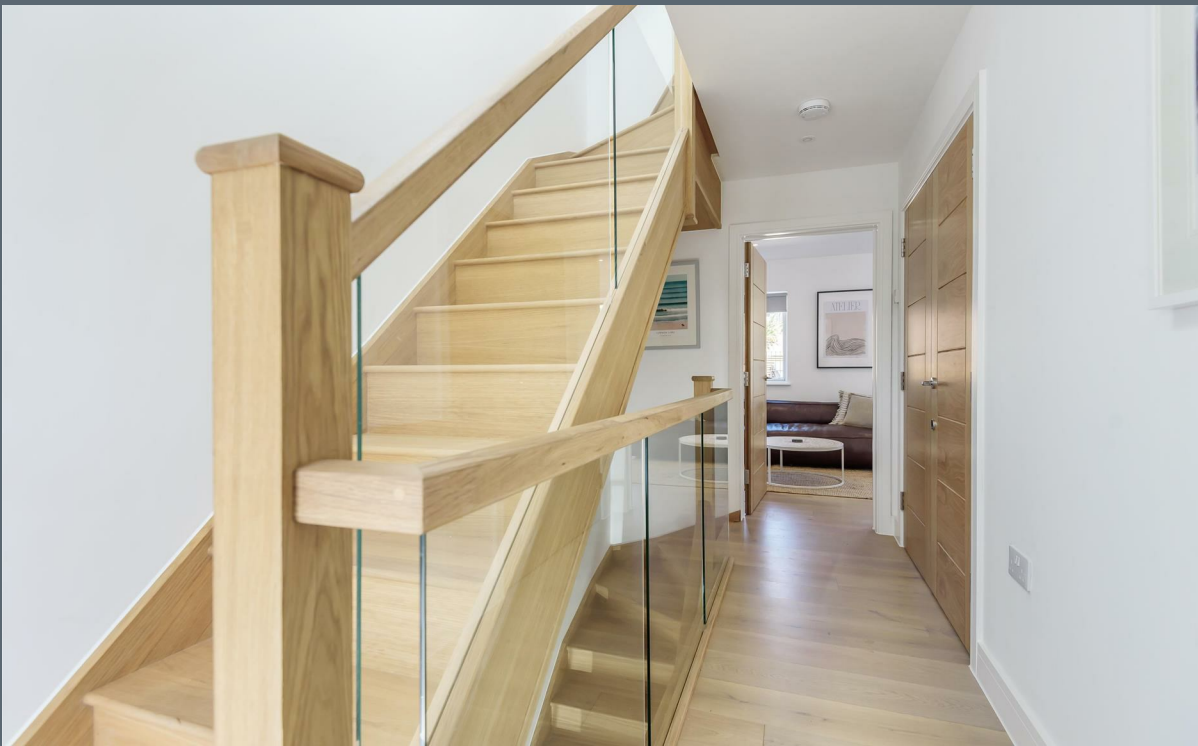
Nestling amongst a green, mature tree lined site, with views and access to the River Gannel is number 1 Tides Reach. A unique, contemporary house designed to the highest specification by renowned local architect's CAD and local builders. Not only does the property ooze luxury, but also practicality to fully submerge yourself in coastal living. With highly economic air source underfloor heating, feature glass staircase and beautiful oak flooring flowing throughout the property.

On the ground floor there are three versatile bedrooms, one being a spacious en-suite room with direct access out to the lower private courtyard and surf shower. The middle floor is host to a tranquil open plan lounge/diner and fully fitted kitchen, built in ceiling speakers and has stunning views out over the River Gannel Estuary. From this level access can be gained out to the private rear garden via a walkway bridge which provides the perfect space for entertaining and alfresco dining.

To complete this luxurious accommodation there is an impressive principal bedroom located on the top floor with an en-suite bathroom. The space can also be doubled up as a second lounge that leads out onto your own private sun terrace making the best of the stunning views over the estuary and the beautiful National Trust countryside beyond. To finish off the property there is parking for three cars accessed via a private gated drive, and EV charging point for the future.







The Location

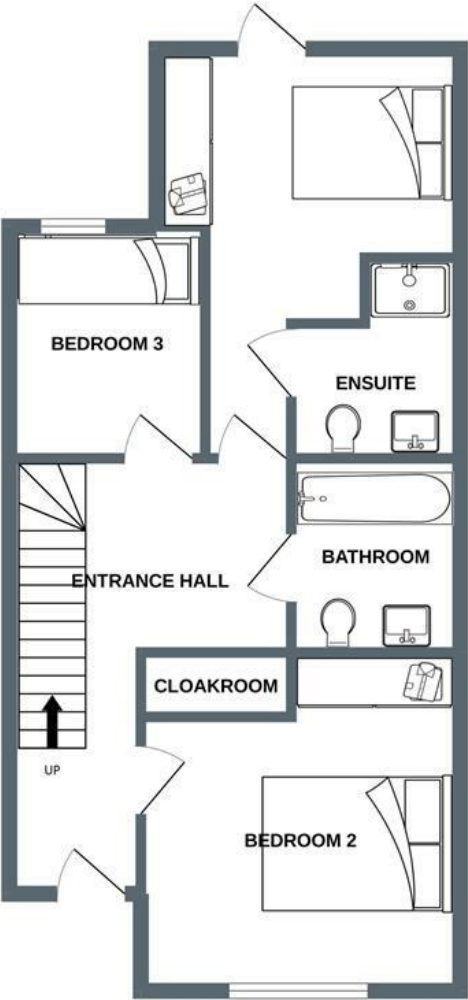
Occasionally sea and sand combine with river and rock, to provide a magical, beautiful landscape which is home to some of the most prestigious and stunning properties anywhere in Cornwall. A nostalgic hint of times gone by is offered by traces of natural boatyards, moorings and derelict sea craft which can be seen along its banks and creeks.

Home to an eclectic mix of wildlife and vegetation, the Gannel Estuary is an ecologist's dream offering close encounters with a range of fish, crustaceans, wild birds from around the world as well as a range of beautiful plant life. Such a place is the tidal Gannel Estuary which separates Crantock from Pentire Point and elegantly carves its way along the west border of the town of Newquay. Stunning salt marshes with swathes of reed beds, white sandy estuary banks, flanked by the craggy drama of West Pentire's cliffs on one side and the sheltered sweeping golden expanse of Crantock beach on the other, offer an unparalleled picturesque backdrop to Newquay's finest properties.

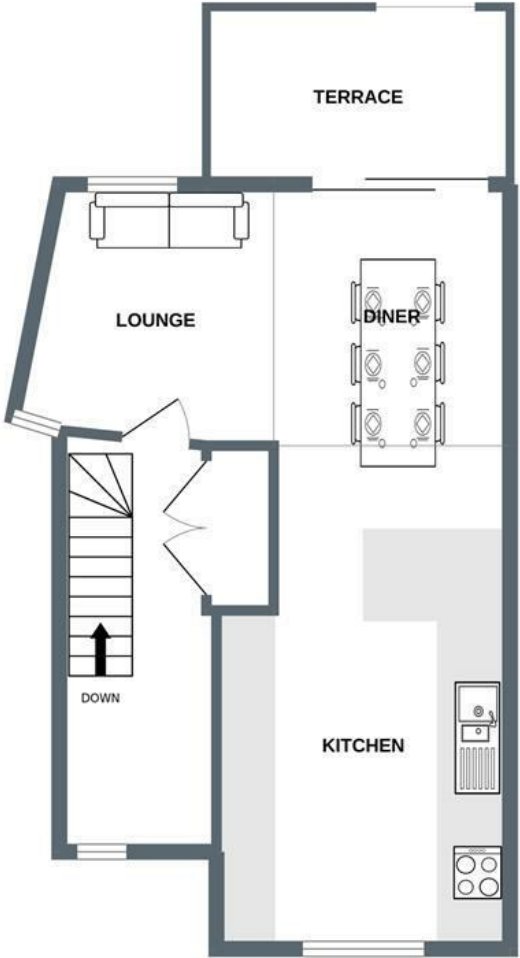


All can be viewed at low tide through stunning river and beach walks with low wooden footbridges connecting both sides of the estuary or taking in the views on horseback via the local pony trekking school. For water sports enthusiasts, the Gannel at high tide provides opportunity for kayaking, paddle boarding, windsurfing or boating, all literally on the doorstep and with the stunning scenic charms of the estuary ever present.

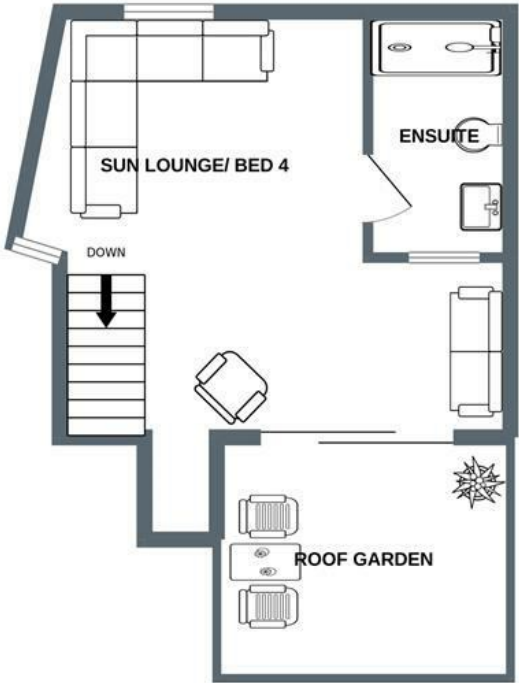
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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