

Treheveras
Dane Road, Newquay

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David Ball Luxury Collection are delighted to offer for sale this charming Victorian 2889 square feet town house occupying an enviable position on the edge of the Newquay headland. Early viewing is highly recommended.

Guide Price £895,000 Freehold

Key Features

- Stunning Unobstructed Sea Views
- Original Period Features
- Holiday Letting Potential
- Enclosed Rear Garden
- Close To Fistral Beach
- Conversion Potential Subject To Planning Permission
- Coastal Location
- Energy Performance Certificate - C
- Close To Town Centre
- Early Viewing Highly Recommended



The Property

Treheveras occupies a prime elevated position on the edge of the Towan Headland enjoying breathtaking uninterrupted rugged Atlantic Ocean viewings.

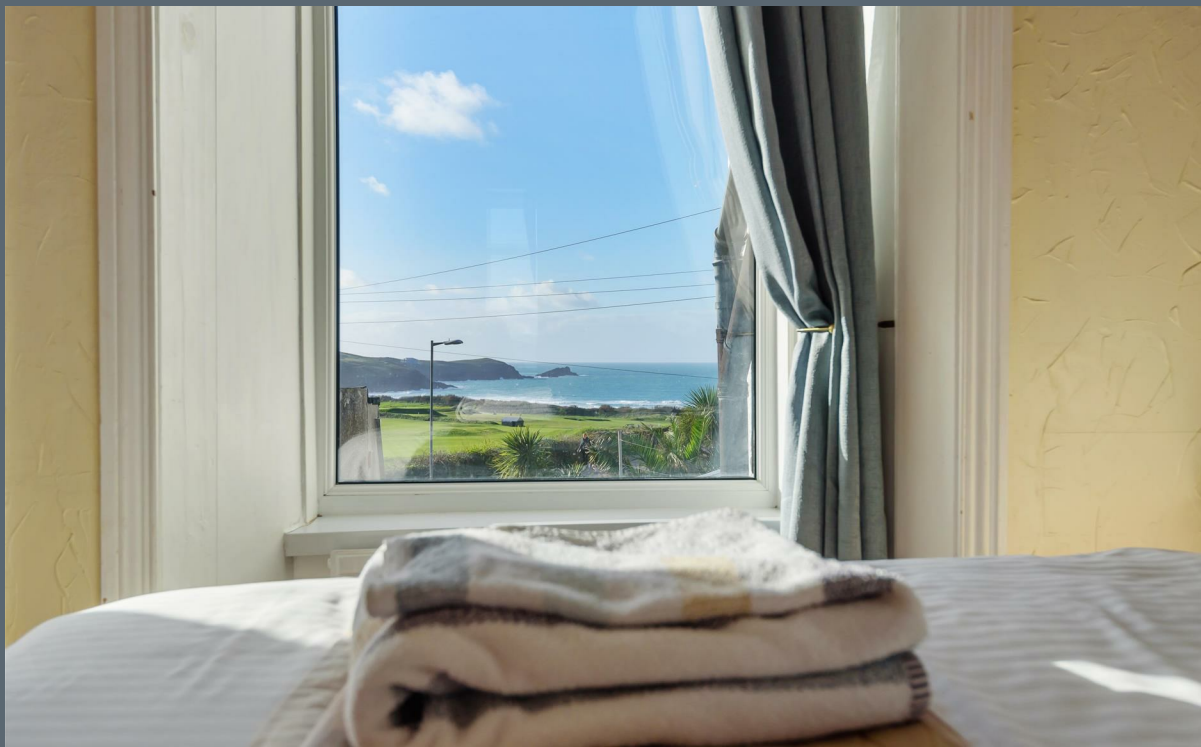
The property has operated for numerous years as successful family run guest house but also offers the opportunity of being a generous size family home or has the option like similar properties in the terrace to be converted subject to all relevant planning permissions and building regulations. The property itself boasts many original period features to include tall ceilings with decorative plastered ceiling roses and a Victorian staircase with original newel post.

The accommodation is currently laid over three floors. To the ground floor is a welcoming entrance hall with tessellated tiled flooring, two reception rooms and a kitchen. The remainder of the ground floor is laid out to owners accommodation.

To the first floor are four double bedrooms three being en-suite which all enjoy stunning ocean views along with a family bathroom.

To complete the generously proportioned family accommodation the second floor plays host to three further double bedrooms two benefiting from being en-suite all enjoying stunning ocean views.





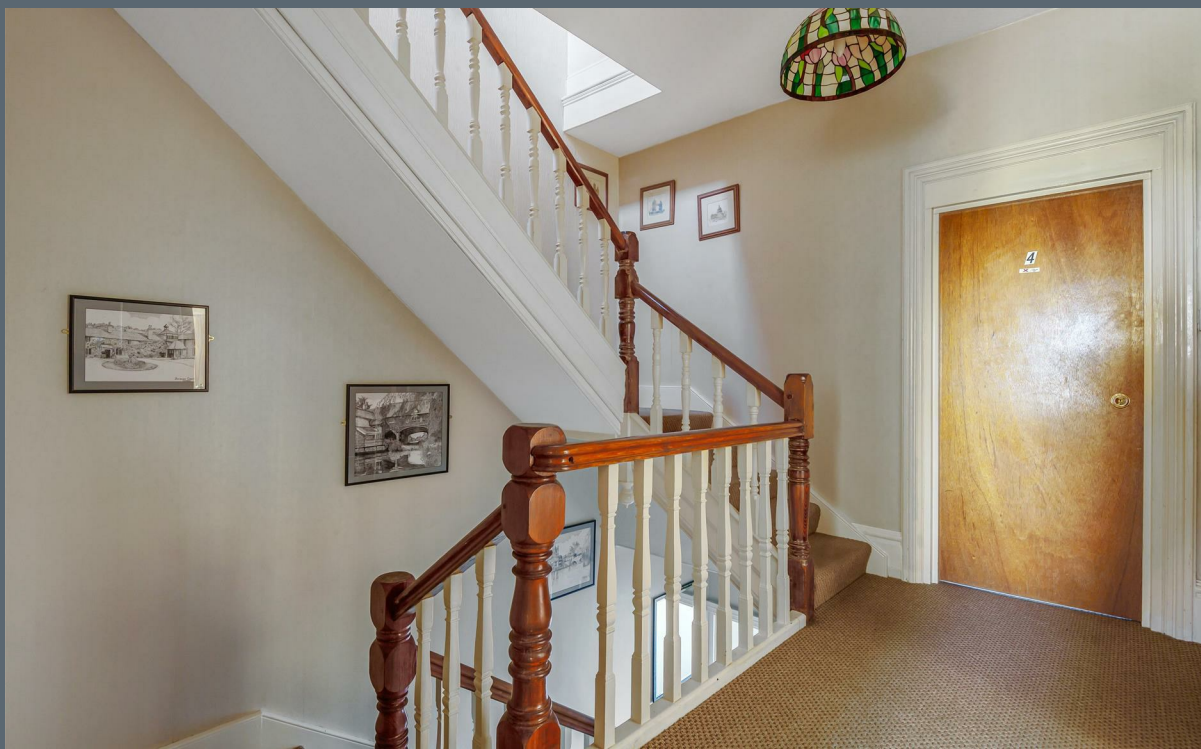
Externally

To the front of the property is a low maintenance garden laid to paving providing access to the front entrance. Leading from the conservatory out to the rear enclosed garden which is laid to decking and level lawn. A private pathway provides direct down to Headland Road and down to Fistral Beach.

Agents Notes

Due to the Covid pandemic situation over the past two years, Treheveras commercially has scaled down its guest house occupancy by letting just three out of the seven suites, therefore, not maximizing its potential yearly income. The accounts will reflect these changes and therefore any prospective purchaser would be obliged to bear this in mind.





The Location

Dane Road stands proudly in an elevated position overlooking the picture postcard vista of Newquay Bay and beyond along with outstanding views over the town.

In the immediate vicinity is the beautiful heath headland which is majestically perched above the cliff tops in Newquay's inland bay of the Atlantic Ocean. With its glorious views and ever changing scenery this panoramic vista is a joy to behold. Fistral Bay has a hidden secret bay called Little Fistral with easy access directly onto the sand.

From the Headland you are minutes away from the coastal path which takes you to the picturesque working fishing harbour and cellars steeped in local history. Should you choose to take the path across Fistral Beach past the iconic Headland Hotel and the Newquay Golf Course sandy links over to Pentire it will take you past the Lewinnick Lodge to Pentire Point where the stunning River Gannel Tidal Estuary separates Newquay from the lovely Cornish village of Crantock.

Which ever way you choose a paradise of natural beauty is on your doorstep just waiting to be explored.



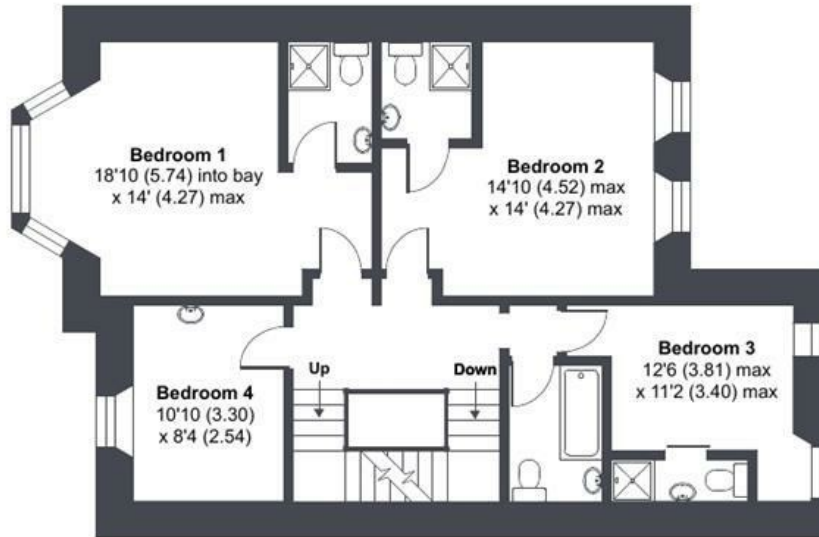
Dane Road, Newquay, TR7

Approximate Area = 2870 sq ft / 266.6 sq m

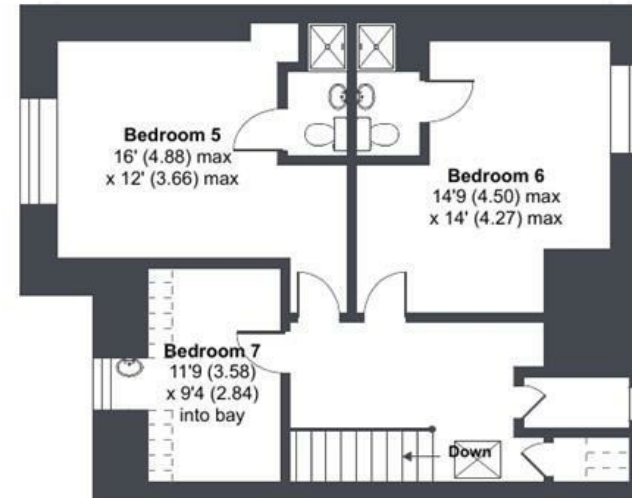
Limited Use Area(s) = 19 sq ft / 1.8 sq m

Total = 2889 sq ft / 268.4 sq m

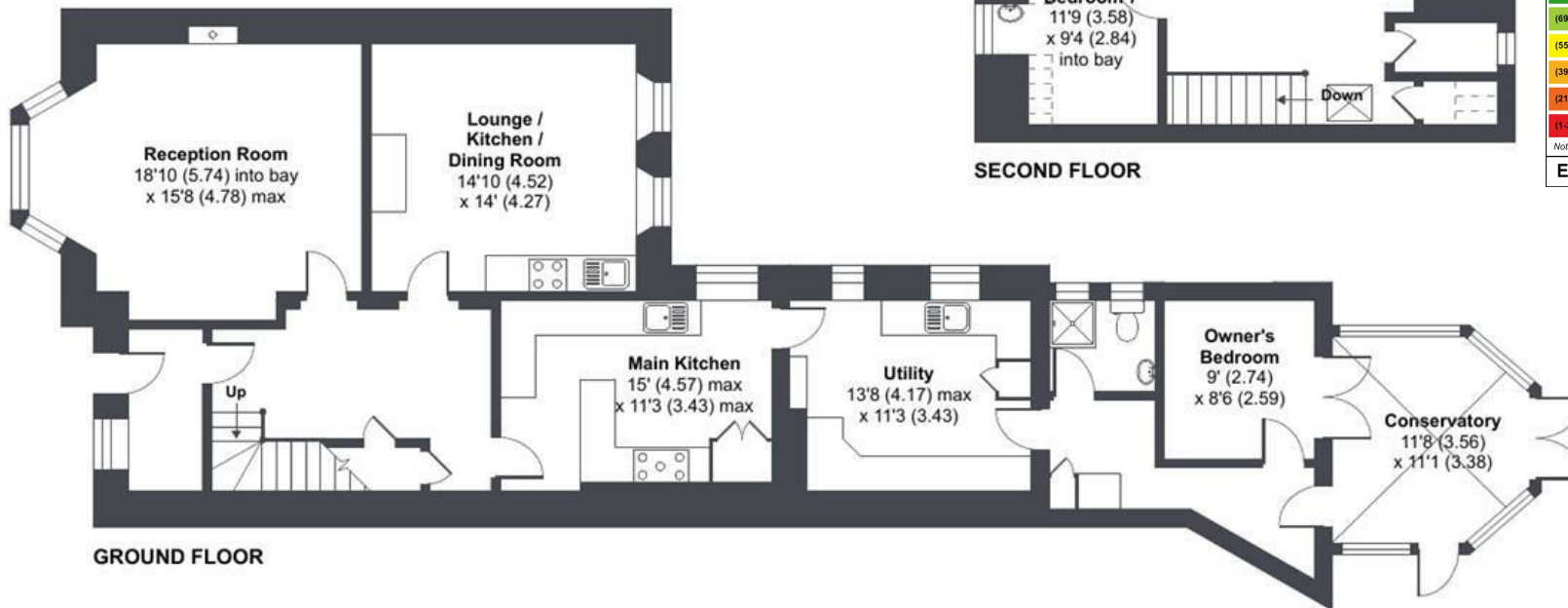
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		70	

England & Wales EU Directive 2002/91/EC







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