



david ball

LUXURY COLLECTION

The Penthouse 14, Headland Road, Newquay, TR7 1FN

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Agencies



David Ball Luxury Collection are delighted to offer this stunning duplex penthouse apartment, occupying a commanding position along Newquay's prestigious Headland Road, this extraordinary five bedroom duplex penthouse spans over 2,700 sq ft and offers some of the most awe-inspiring coastal views in Cornwall. With panoramic outlooks across the world famous Fistral Beach to the front, and stretching across the dramatic North Cornish coastline towards Padstow to the rear, this home is a truly unique offering in a coastal luxury.

**Asking Price £1,200,000 Leasehold**

## Key Features

- World class views across Fistral Beach and North Cornwall's rugged coastline
- Striking curved open-plan kitchen/living/dining space
- Private principal suite with en-suite and terrace access
- Positioned just steps from Fistral Beach and Newquay Golf Club
- Over 2,700 sq ft of internal space set over two floors
- Two private balconies, including a wraparound sun terrace with hot tub
- Secure gated allocated parking
- Early Viewing highly recommended

## The Property

Forming part of the exclusive Pearl development, this meticulously designed apartment combines architectural elegance with exceptional proportions and premium finishes, all set within moments of Cornwall's most iconic beach. Accessed via lift or stairs from the secure parking, the apartment unfolds across two beautifully arranged floors. From the moment you enter, you're met with floor-to-ceiling glass and a sweeping open-plan living/kitchen/dining area that frames the ever changing seascape of Fistral Bay. The curved architectural design enhances the natural light and sightlines throughout, making the most of the stunning surroundings. The living space flows seamlessly onto an impressive private balcony, ideal for morning coffees with a view or sunset dining. The high specification kitchen is perfect for entertaining, complete with integrated appliances and a large central island. This lower level also offers three spacious double bedrooms, including a guest suite, a stylish main bathroom, a walk-in wardrobe, utility room, and additional balcony access from bedroom five.

A bespoke spiral staircase leads you upstairs to the principal suite, a true showstopper with its own ensuite bathroom and private access to the expansive wraparound sun terrace, which boasts one of the most striking coastal outlooks anywhere in Newquay. Whether soaking in the private hot tub or enjoying the sunshine with family and friends, this outdoor space is unrivalled. Also on the upper level is a large fifth bedroom, perfect as a guest room, home office, or media room, also benefitting from incredible sea and coastline views.





## Location

Headland Road is one of Newquay's most sought-after addresses, perched above the iconic surf of Fistral Beach, and a short walk from the town's vibrant centre, renowned for its surfing, dining, and coastal charm. To the rear, far-reaching views extend across the North Cornish coast towards Trevoze Head and Padstow, offering a spectacular backdrop throughout the year. Whether you're watching surfers at sunset, hosting friends on the terrace, or enjoying a private soak in the hot tub with the Atlantic as your backdrop, 14 Pearl delivers a coastal lifestyle few homes can match.

## Externally

The Property comes with secure gated allocated parking. There are two private balconies with incredible views over the world famous Fistral Beach.

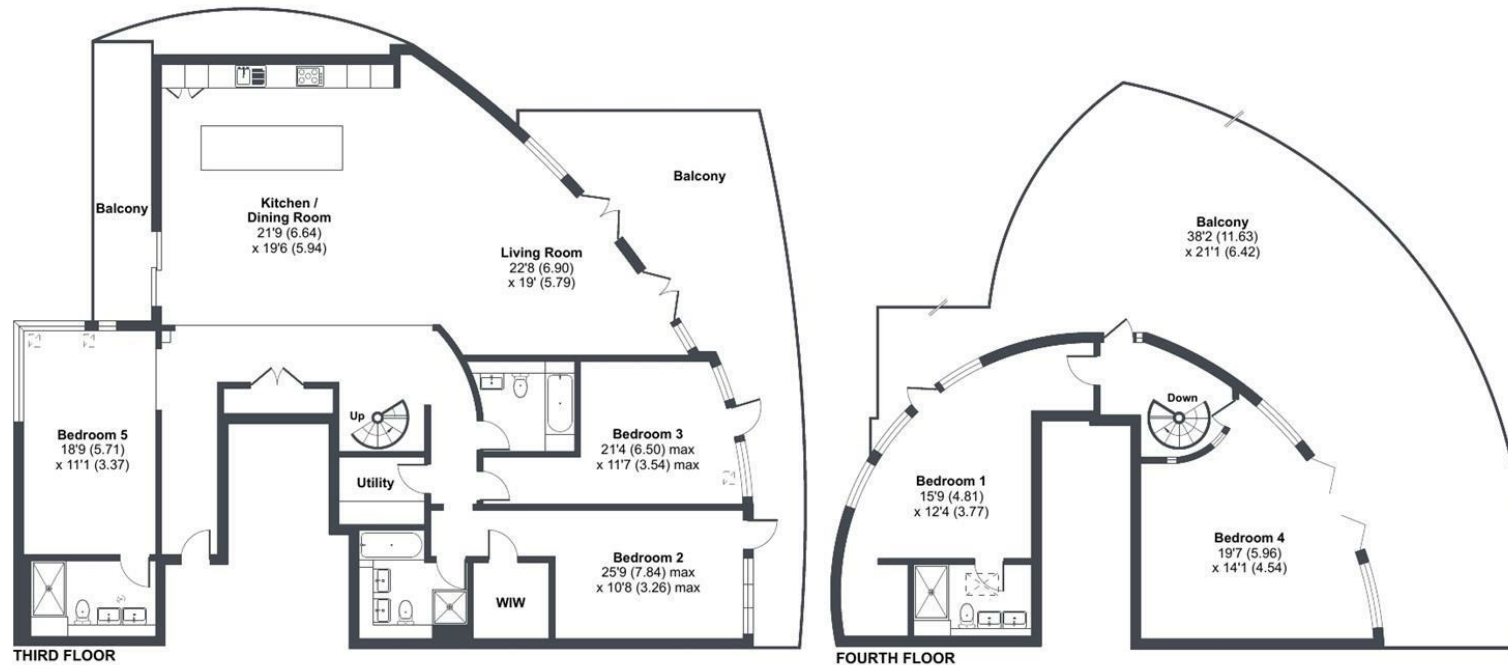




# Headland Road, Newquay, TR7

Approximate Area = 2743 sq ft / 254.8 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). © nichecom 2025. Produced for David Ball Agencies. REF: 1297518

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	79
England & Wales		EU Directive 2002/91/EC

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