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15 Pentire Road, Newquay TR7 1NX

£1,300,000

WELCOME TO 15 PENTIRE ROAD.

A DISTINCTIVE AND ARCHITECTURALLY UNIQUE FOUR DOUBLE BEDROOM RESIDENCE, COMMANDING UNINTERRUPTED VIEWS OF FISTRAL BEACH.

WITH A SUN-DRENCHED SOUTH-FACING GARDEN AND VARIOUS OUT BUILDINGS, THIS PRESTIGIOUS COASTAL HOME OFFERS THE ULTIMATE IN ELEGANT SEASIDE LIVING.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 3

FEATURES:

- DISTINCTIVE FOUR BEDROOM COASTAL HOME
- INCREDIBLE VIEWS OF FISTRAL BEACH FROM MANY ROOMS
- PRIVATE, ENCLOSED, FLAT SOUTHERLY FACING REAR GARDEN
- AMPLE DRIVEWAY PARKING
- GARAGE, STUDIO, CAR PORT AND SHED
- CHARMING AND EXCEPTIONALLY SPACIOUS
- OPEN PLAN LIVING
- THE ULTIMATE FAMILY HOME!
- NO ONWARD CHAIN

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DESCRIPTION:

Welcome to Number Fifteen Pentire Road — a distinctive four-bedroom detached coastal home offering breathtaking views of Fistral Beach. This beautifully designed property features spacious, open-plan and flexible living areas, a private and sheltered south-facing garden, and ample parking. Immaculately presented throughout, this luxurious home is guaranteed to impress you!

Located just moments from Newquay's vibrant town centre, the world-renowned Fistral and Crantock beaches, and miles of scenic coastal paths, this is a true coastal gem. Newquay boasts a lively high street filled with independent shops, cafes, and eateries. Just a short stroll away is Fistral Beach — one of the world's premier surfing destinations, perfect for water sports enthusiasts and home to major UK surf competitions, including Boardmasters. Nearby, the River Gannel offers a peaceful retreat. At high tide, it's a haven for paddleboarding and kayaking, while low tide reveals a huge expanse of sand, ideal for long walks. Whether you're exploring the coast or enjoying a relaxed day out (with a few ice cream stops along the way!), this location offers something for everyone.

Step inside into a welcoming hallway where clever built-in storage guides you into the heart of the home. Double doors open into a spectacular lounge/diner — a family-friendly space stretching almost 40 feet in length. With two sets of French doors leading out to the sun-drenched, south-facing garden and breathtaking views of Fistral Beach across the golf course from the lounge windows, this area offers the ultimate environment for relaxing, entertaining, cooking, and dining.

The stunning kitchen features a vaulted ceiling with Velux windows that flood the space with natural light, even on overcast days. Bi-fold doors open seamlessly onto the patio, creating an effortless indoor-outdoor flow. A generous range of cabinets is loosely divided by a central island, perfect for casual meals or conversation while cooking. The kitchen is equipped with twin ovens, an integrated dishwasher, space for a fridge freezer, and a brilliant walk-in pantry cupboard. A separate utility room sits to the rear, along with a ground-floor shower room — ideal for rinsing off after a surf or beach day.

Upstairs, the first floor hosts three spacious double bedrooms. Two enjoy stunning views over Fistral Beach, while the largest features dual-aspect windows, fitted wardrobes, and a luxurious en-suite shower room with a double shower. The rear bedroom overlooks the private garden, and a generous family bathroom completes this floor, fitted with a stylish 'P' bath and shower over.

The second floor reveals a bright and airy fourth double bedroom, with triple-aspect windows framing spectacular coastal views — the perfect retreat, guest space, or home office.

Throughout the property, you'll find high-quality finishes including engineered oak flooring on the ground floor, luxurious carpets upstairs, solid oak doors, and underfloor heating in both bathrooms, complemented by traditional radiators elsewhere.

Outside, the expansive south-facing garden is flat, well-established, and incredibly private — perfect for family life or entertaining. A large patio area sits just off the kitchen, offering the perfect space for al fresco dining. At the front, there is ample off-street parking for multiple vehicles.

To the rear of the garden lies a garage, lean-to, and a separate studio — all with their own potential. The garage includes plumbing and a dedicated fuse board, offering exciting potential to convert into a self-contained annexe (subject to the necessary planning permissions and building regulations).

In Summary:

This is a rare opportunity to own a coastal home that truly has it all — unbeatable views, a high-end luxury finish, flexible living space, and incredible outdoor potential — all within walking distance to the world famous Fistral Beach and the town centre.

Hallway
3.71m x 2.11m (12'2 x 6'11)

Inner Hallway
2.92m x 2.90m (9'7 x 9'6)

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Lounge Diner
11.94m x 7.37m (39'2 x 24'2)

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Kitchen
5.72m x 4.47m (18'9 x 14'8)

.

Utility
2.21m x 2.18m (7'3 x 7'2)

.

Shower Room
2.16m x 1.93m (7'1 x 6'4)

.

Bedroom 1
7.19m x 4.47m (23'7 x 14'8)

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En Suite
3.23m x 1.88m (10'7 x 6'2)

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Bedroom 2
3.56m x 3.40m (11'8 x 11'2)

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Bedroom 3
3.56m x 3.40m (10'9 x 9'8)

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Bathroom
3.53m x 2.59m (11'7 x 8'6)

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Bedroom 4 (2nd floor)
5.99m x 4.57m (19'8 x 15'0)

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Garage
5.11m x 3.38m (16'9 x 11'1)

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Studio
3.38m x 2.95m (11'1 x 9'8)

.

Lean-to Studio
5.77m x 2.46m (18'11 x 8'1)

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FLOORPLAN:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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