

"Estate Agency is evolving...evolve with us"



81 Pentire Avenue, Newquay TR7 1PE

£950,000

WELCOME TO NUMBER EIGHTY ONE PENTIRE AVENUE!
AN UTTERLY UNIQUE AND INDIVIDUAL FOUR DOUBLE BEDROOM FAMILY HOME WITH JAW DROPPING RIVER
GANNEL VIEWS AND A SELF CONTAINED ONE BEDROOM ANNEXE
THIS PROPERTY IS PERFECT FOR FAMILY LIFE BY THE SEA!

PROPERTY TYPE: House - Detached

RECEPTIONS: 4 / **BEDROOMS:** 5 / **BATHROOMS:** 5

FEATURES:

- FOUR BEDROOM COASTAL HOME AND ONE BEDROOM SELF CONTAINED ANNEXE
- EXCEPTIONAL RIVER GANNEL VIEWS
- SOUTHERLY FACING GARDEN WITH A GORGEOUS, PRIVATE PATIO
- ANNEXE CURRENTLY A LUCRATIVE HOLIDAY LET
- AMPLE PARKING AND A GARAGE
- LAPSED PP FOR AN ADDITIONAL THREE BEDROOM DWELLING ON A BUILDING PLOT INCLUDED IN THE SALE
- MANY CHARMING FEATURES
- INCREDIBLE NATURAL LIGHT THROUGHOUT
- EV CHARGE POINT
- HOT TUB INCLUDED IN THE SALE

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



DESCRIPTION:

THE LOCATION:

Welcome to Number Eighty One Pentire Avenue; a unique, four bedroom detached coastal home with a self contained one bedroom annexe positioned high on the Pentire peninsula with sensational views of the River Gannel, large and versatile reception areas, a southerly facing garden and ample parking... This luxurious property is flawlessly presented and is sure to make you smile! The enticing town centre, the world famous Fistral and Crantock beaches and miles of beautiful coastal walks are mere minutes away. Newquay has a thriving high street, with plenty of local small businesses to support. Within a few minutes walk you'll reach Fistral Beach which is one of the world's top surfing destinations and is a play ground for water sports enthusiasts with plenty of opportunities to learn to surf. It hosts a number of UK surf competitions including Boardmasters. The River Gannel is a truly special place, a Mecca for watersports lovers at high tide and a beautiful, peaceful place to walk when the tide recedes. You could walk for miles and stop for multiple ice creams on the way!

THE PROPERTY:

This is a house you will be proud to call home! The current owners have a truly unique and wonderful home oozing character and charm within a few minutes walk of The River Gannel and Fistral Beach.

Stepping through the front door into the hallway, the first impressions are exceptional. Every detail has been considered, off from the hallway there's plenty of storage, a useful cloakroom and stairs to the first floor.

As you move through the hallway, you will find the jaw-dropping lounge with a log burner and doors opening into the sun room and a gorgeous bay window offered a stunning outlook of the River Gannel, a totally brilliant social area with more than enough space for entertaining and relaxing after a long day at the beach. On the other side, the dining room has equal proportions, and a similarly enticing bay window also offering access to the sun room which is the most wonderful spot to sit and enjoy the view and the warmth of the sun even in Winter.

At the front of the property the kitchen which was replaced around eighteen months ago offers a vast array of on trend shaker style units with a fully integrated appliance pack and a wine fridge. A kitchen island offers a casual dining spot, perfect for breakfast on the run! Off from the kitchen, you will find a utility room with space and plumbing for a washing machine and tumble dryer.

Also, on the ground floor, you will find a double bedroom with a neat en suite shower room.

The three remaining bedrooms can be found on the first floor. The main bedroom is huge with a window to the front, ample space for a variety of furniture and some newly installed built in wardrobes, complimented by a recently replaced en suite shower room. The other two bedrooms are presented to the highest standard, both with outstanding river views and built in storage and one with an en suite shower room.

As you would expect, the family bathroom is simply gorgeous, (upgraded in recent years) featuring a jacuzzi bath and walk-in double shower. The tiling is simply stunning with the added luxury of under-floor heating.

This property has gas central heating throughout with upvc double glazed windows. There's a mixture of original wooden floor boards, LVT and high quality carpets. The boiler and MegaFlo cylinder can be found in the utility room. There are also owned solar panels.

THE ANNEXE:

At the front of the property, 'Endless Summer' is a one bedroom self contained annexe currently operating as a lucrative holiday let.

Externally, the garden at the rear is laid mainly to lawn and is southerly facing enjoying plenty of sunshine and a spectacular vista. It's incredibly private and sheltered with high hedges and plenty of well established shrubs and trees with a large patio area enjoying the best of the views complimented by a hot tub, included in the sale. There's wide access down the side to the front where you will find a garage and ample driveway parking. There's also an EV charge point powered by the solar panels.

In summary, properties like this are rare! The flawless condition, superb location and sensational living areas make for the perfect home, suitable as a permanent family residence or lucrative investment property.

AGENTS NOTE:

Planning Permission has been granted PA23/07632 to create an additional storey to a nearby property. Further information is available on request.

Kitchen
5.05m x 3.68m (16'7 x 12'1)

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"



Lounge
5.99m x 4.24m (19'8 x 13'11)

Dining Room
6.02m x 4.27m (19'9 x 14'0)

Sun Room
3.38m x 3.38m (11'1 x 11'1)

Utility Room
2.62m x 1.83m (8'7 x 6'0)

Bedroom 4
3.68m x 3.02m (12'1 x 9'11)

Bedroom 1
5.87m x 5.46m (19'3 x 17'11)

Bedroom 2
5.21m x 3.63m (17'1 x 11'11)

Bedroom 3
5.18m x 3.68m (17'0 x 12'1)

Annexe Kitchen/Living
4.39m x 2.77m (14'5 x 9'1)

Annexe Bedroom
2.97m x 2.77m (9'9 x 9'1)

Garage
6.10m x 2.74m (20'0 x 9'0)

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk

"Estate Agency is evolving...evolve with us"

FLOORPLAN:

Floorplan

[View in fullscreen](#)

Pentire Avenue, Newquay, TR7

Approximate Area = 2269 sq ft / 210.7 sq m

Annexe = 254 sq ft / 23.5 sq m

Garage = 183 sq ft / 17 sq m

Total = 2706 sq ft / 251.2 sq m

For identification only - Not to scale



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 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01637 877754

info@momovenewquay.co.uk

www.momove.co.uk