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1 The Curlews Holywell Bay, Newquay TR8 5PP

£245,000

A DECEPTIVELY SPACIOUS AND PARTICULARLY BRIGHT THREE BEDROOM FIRST FLOOR APARTMENT OFFERING SEA AND FAR REACHING RURAL VIEWS WITH TWO ALLOCATED PARKING SPACES JUST A COUPLE OF MINUTES WALK TO THE BEACH. THIS CHARMING PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

PROPERTY TYPE: Flat

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 1

FEATURES:

- THREE BEDROOM FIRST FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- JUST A FEW MINUTES WALK TO THE BEACH
- HIGHLY DESIRABLE COASTAL VILLAGE LOCATION
- NO ONWARD CHAIN
- IDEAL AS A FIRST PURCHASE OR AS A BOLT HOLE BY THE SEA
- SHARED FREEHOLD
- LPG GAS HEATING
- COMMUNAL OUTDOOR AREAS

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DESCRIPTION:

Welcome to One The Curlews, a charming three-bedroom first-floor apartment just a couple of minutes' walk from the beach at Holywell Bay... this delightful coastal village sits around five miles from Newquay and offers a peaceful setting with one of the most beautiful beaches on the north coast of Cornwall.

The beach at Holywell Bay is famous for its wide stretches of soft, golden sand. Even at high tide, there is still plenty of space to relax, while a child-friendly stream and surrounding sand dunes provide endless entertainment for younger visitors. Fans of the hit TV series Poldark may even be lucky enough to spot filming taking place nearby. The area is also perfect for coastal walks, whether heading north towards Crantock and Newquay, or south along the coast towards Perranporth.

Within Holywell Bay itself, you'll find the well-supported Treguth Inn, a welcoming pub popular with both locals and holidaymakers throughout the year. The Holywell Bay Surf Life Saving Club is also one of the largest and most active in Cornwall, offering a fantastic community atmosphere and a vibrant social scene for families living by the sea. For everyday amenities, the nearby village of Cubert is just a short walk or five-minute drive away. Here you'll find a convenience store, a highly regarded bakery, and a post office, along with a much-loved local pub. Just outside the village is The Smugglers Den Inn, which is well known locally for its excellent food served in traditional surroundings.

Accessed via a short flight of steps, the apartment offers glimpses of the sea from the front door. Inside, a neat entrance leads into a spacious dual-aspect lounge, creating a bright and welcoming living area, complete with a useful storage cupboard. An inner hallway provides access to a modern shaker-style kitchen with space for an oven and a fridge freezer.

The bathroom features a bath with an electric shower over, while three bedrooms are located off the inner hallway. Each bedroom enjoys far-reaching rural views, and the largest benefits from dual-aspect windows, allowing natural light to flood the room and enhancing the sense of space.

The property benefits from uPVC double-glazed windows throughout and LPG heating throughout. Externally, the apartment includes two allocated parking spaces, while the surrounding gardens are maintained as attractive communal areas for residents to enjoy. Offered with no onward chain, this property represents an ideal purchase for those looking for a convenient and relaxed seaside lifestyle.

999 YEAR LEASE, NEW IN 2008

EACH OWNER OWNS A SHARE OF THE FREEHOLD

HOLIDAY LETTING, LONG LETTING AND PETS ARE PERMITTED

BUILDINGS INSURANCE SPLIT AND CURRENTLY AROUND £205.00 PER OWNER PER YEAR

THERE ARE NO LEASE OR GROUND RENT CHARGES, THE COST OF ANY REMEDIAL WORKS WILL BE SPLIT BETWEEN THE FREEHOLDERS

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Lounge
5.33m x 4.57m (17'6 x 15'0)

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Kitchen
2.51m x 2.36m (8'3 x 7'9)

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Bedroom 1
3.99m x 2.90m (13'1 x 9'6)

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Bedroom 2
2.97m x 2.16m (9'9 x 7'1)

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Bedroom 3
2.34m x 2.18m (7'8 x 7'2)

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Bathroom
2.24m x 1.45m (7'4 x 4'9)

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Property Listing Disclaimer

In compliance with the Digital Markets, Competition & Consumers Act (DMCC): Mo Move Newquay has not tested fixtures, fittings, or services (including appliances/heating systems). Serviceable condition cannot be verified. Please consult your conveyancing solicitor for professional verification of all systems.

All references to property tenure are based solely on vendor-provided information. Mo Move Newquay has not reviewed any freehold/leasehold information. Please consult your appointed conveyancing solicitor to verify property title and tenure and to confirm leasehold/freehold status, parking arrangements/rights, covenants & easements.

Items shown in photographs are not included unless specifically mentioned in the sales particulars.

All measurements are approximate and are to be used as a 'guide only'.

Pets are not permitted on any viewings.

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FLOORPLAN:

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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		
(92-100) 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		
	52	52
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	

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.

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