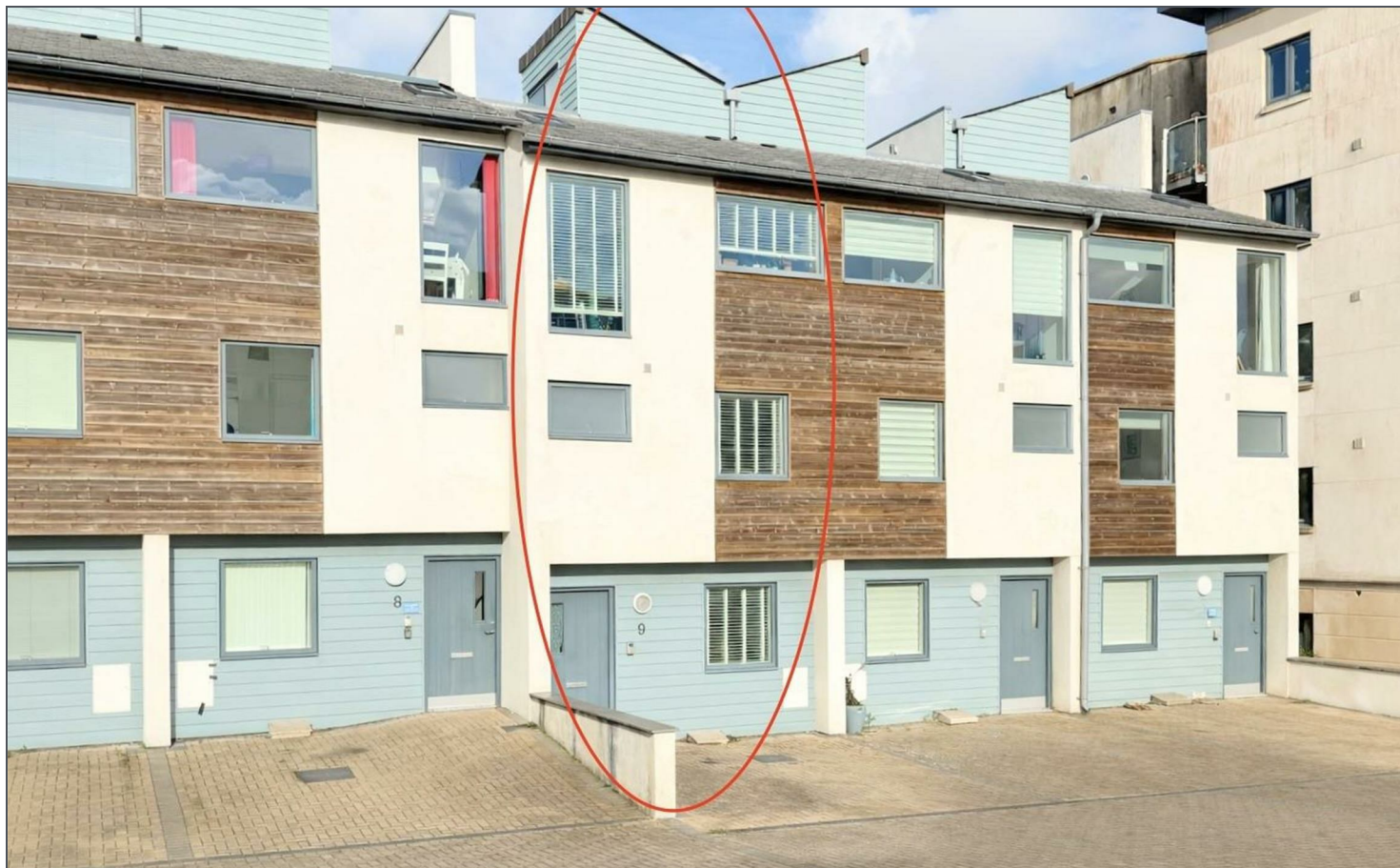


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9 Quay Court Mount Wise, Newquay TR7 2FN

£475,000

A RARE OPPORTUNITY TO ACQUIRE A MODERN, MULTI-LEVEL COASTAL PROPERTY WITH COMMANDING SEA VIEWS ACROSS NEWQUAY BAY. THE ACCOMMODATION INCLUDES FOUR BEDROOMS, THREE BATHROOMS, A ROOF TERRACE AND TWO PARKING SPACES, MAKING IT IDEAL FOR PERSONAL USE OR AS A HIGHLY PROFITABLE HOLIDAY LET.

PROPERTY TYPE: House - Mid Terrace

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

FEATURES:

- STRIKING CONTEMPORARY COASTAL HOME
- SPECTACULAR PANORAMIC SEA VIEWS
- FINISHED TO AN EXCEPTIONAL LUXURY SPECIFICATION
- NEWLY CONSTRUCTED IN 2016
- DECEPTIVELY GENEROUS 4/5-STOREY ACCOMMODATION
- FOUR WELL-PROPORTIONED BEDROOMS AND THREE STYLISH BATHROOMS
- BRIGHT OPEN-PLAN LIVING SPACES
- STUNNING ROOF TERRACE WITH FAR-REACHING VIEWS
- BASEMENT STORAGE, UTILITY AREA AND HOT OUTDOOR SHOWER

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DESCRIPTION:

Welcome to Number Nine Quay Court, an exceptional residence perched on Mount Wise, one of Newquay's most coveted streets. Perfectly situated just a short stroll from the bustling town centre, this elevated location delivers the ultimate balance of convenience and spectacular coastal scenery. From here, you can enjoy sweeping vistas over Newquay Bay while remaining within easy reach of the town's vibrant amenities and popular beaches.

This striking contemporary home, completed in 2016, showcases some of the most remarkable sea views in the area, with panoramas that truly captivate from every floor—culminating in the breathtaking, elevated roof terrace. Constructed to a meticulous standard, the property benefits from the remaining years of a 10-year structural warranty, offering both style and peace of mind for the discerning buyer. Its high-spec interior, five-storey layout, and prime position make it an ideal choice for a luxury permanent residence or a premium holiday retreat.

Quay Court is an exclusive enclave of just eleven distinctive homes, each designed to blend modern elegance with functional coastal living. Step inside the ground floor to find two generous double bedrooms and a fully tiled, contemporary shower suite—perfect for guests or family members. Stairs lead up to the first floor, where flexibility reigns: one bedroom currently doubles as a second living room or study, opening via patio doors to a rear terrace with glorious sea views. A basement level houses a utility room and surf store, fully plumbed and ideal for dry storage, complete with an outdoor hot and cold surf shower.

On the first floor, two further double bedrooms await, including the master suite with its own beautifully appointed en-suite shower. The main family bathroom is equally stylish, featuring high-quality tiling and fittings. Floor-to-ceiling windows in this bedroom frame sweeping views of the coastline, bathing the space in natural light.

The second floor is dedicated to modern open-plan living. Over 30 feet of space is divided into lounge, dining, and kitchen areas. The rear lounge opens through full-height sliding doors to a sheltered balcony, offering jaw-dropping vistas across Newquay Bay, the town, and north along the Cornish coast to Trevoze Lighthouse. The front-facing kitchen and dining space is sleek and contemporary, fitted with contemporary gloss units and integrated appliances, including an 'Appliance Garage' with a tambour door enabling the toaster and kettle to be hidden away. This whole area provides the perfect environment for cooking, relaxing and entertaining.

The crown jewel of this home is undoubtedly the third-floor roof terrace. Perched at the summit of one of Newquay's highest points, it offers completely unobstructed panoramic views—from the town and bay to Fistral Beach, the iconic Headland Hotel, and the sweeping north Cornish coastline. Whether enjoying a quiet sunset or hosting friends, this terrace is a rare vantage point that epitomizes the best of coastal living.

Additional features include gas central heating, premium Velfac double-glazed windows, two allocated parking spaces, and visitor parking. The residents collectively maintain the common areas for a modest annual fee. This property also presents an excellent opportunity as a holiday let or second home, with strong rental potential in a prime location.

Mount Wise's elevated position ensures that every level of this home benefits from stunning coastal views, with the roof terrace offering arguably the finest perspective over Newquay Bay and the surrounding coastline. Number Nine Quay Court is a rare combination of modern design, exceptional location, and unrivaled vistas—truly a jewel in Newquay's crown.

Hallway
5.79m x 1.07m (19'0 x 3'6)

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Bedroom 1
4.14m x 2.64m (plus wardrobe recess) (13'6" x 8'7" (plus wardrobe recess))

Shower Room
1.93m x 1.70m (6'4 x 5'7)

Bedroom 2
2.84m x 2.77m (9'4 x 9'1)

Utility/Store
4.60m x 3.05m (15'1 x 10'0)

Bedroom 3
3.18m x 2.44m (10'5 x 8'0)

Bathroom
3.15m x 1.57m (10'4 x 5'2)

Main Bedroom
4.11m x 3.05m (13'6 x 10'0)

En Suite
2.44m x 0.86m (8'0 x 2'10)

Kitchen Lounge Diner
9.17m x 4.14m (30'1 x 13'7)

Balcony
4.17m x 1.12m (13'8 x 3'8)

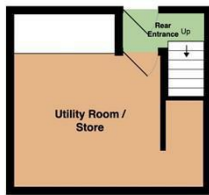
Roof Terrace
3.84m x 3.02m (12'7 x 9'11)

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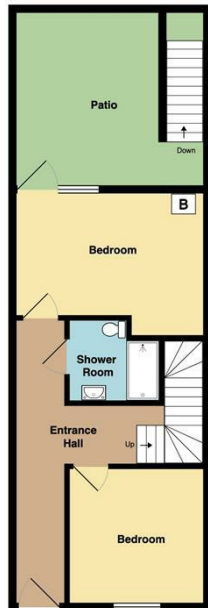
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FLOORPLAN:

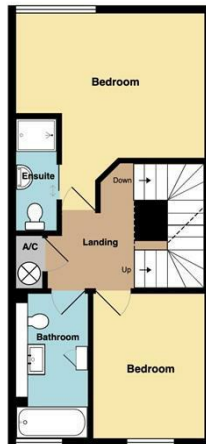
Lower Ground Floor
Area (approx): 13.0 m² ... 140 ft²



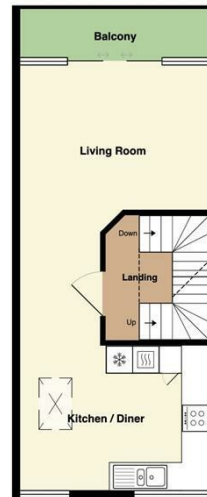
Ground Floor
Area (approx): 36.7 m² ... 395 ft²



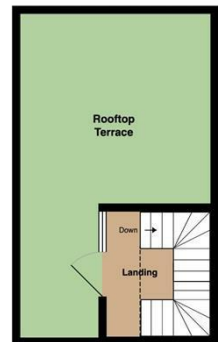
1st Floor
Area (approx): 38.4 m² ... 414 ft²



2nd Floor
Area (approx): 38.6 m² ... 415 ft²



3rd Floor
Area (approx): 6.2 m² ... 67 ft²



Total Area: 132.9 m² ... 1430 ft² (excluding rear entrance, patio, balcony, rooftop terrace)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		83	
(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	

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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