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1 Christian Way, Newquay TR7 3LA

£475,000

A TRULY UNIQUE FOUR-BEDROOM FAMILY HOME OFFERING MODERN, FLEXIBLE AND VERSATILE ACCOMMODATION. THIS DISTINCTIVE PROPERTY BOASTS INCREDIBLE SEA VIEWS AND FEATURES A FANTASTIC OPEN-PLAN KITCHEN, DINING AND SNUG AREA THERE'S TWO WELL-APPOINTED BATHROOMS, A SUNNY AND LOW-MAINTENANCE REAR GARDEN AND DRIVEWAY PARKING FOR TWO VEHICLES.

PROPERTY TYPE: House - Detached

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

FEATURES:

- FOUR BEDROOM FAMILY HOME WITH VIEWS OF PORTH
- SPACIOUS, FLEXIBLE ACCOMMODATION
- AMPLE DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- COMPLETELY UNIQUE AND PERFECT FOR FAMILIES
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- SEA VIEWS FROM MANY ROOMS
- SUNNY TERRACE AT THE FRONT

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DESCRIPTION:

Welcome to Number One Christian Way, a charming coastal home set in the heart of Porth, one of Newquay's most desirable locations. Occupying a prominent position, this unique property enjoys sweeping views across Porth Beach, Porth Island, and the surrounding coastline. The beach itself is just a short stroll away, while Newquay town centre lies a little over a mile from the doorstep.

Porth Beach is one of the true gems of the north Cornish coast, known for its golden sands, intriguing rock pools, hidden caves, and gentle waters. It's an ideal spot for family adventures, safe swimming, or relaxed walks along the famous South West Coast Path. Just beyond, Porth Island provides spectacular vantage points and scenic coastal walks, making it a favourite destination for nature lovers.

Living in Porth offers the perfect balance between peaceful coastal living and everyday convenience. This sought-after neighbourhood provides a sense of seclusion and tranquillity that families value, while still keeping the shops, restaurants, and attractions of Newquay within easy reach.

From the outset, the property offers excellent kerb appeal and welcomes you into bright, airy accommodation. The entrance hallway, with stairs rising to the first floor, leads through to a generous triple-aspect kitchen diner that is filled with natural light and showcases breathtaking views over Porth and the coastline beyond.

This versatile living space is designed for modern life — perfect for cooking, dining, and relaxing. It features a stylish range of white gloss units with integrated oven, fridge freezer, dishwasher, and gas hob, along with space for a washing machine and dryer. There is ample room for a dining table and sofa, creating a truly sociable hub of the home that encourages connection and social living. From here, doors open onto a south-westerly facing sun terrace — the perfect place to sit and watch the sun set into the sea.

The ground floor also offers two comfortable double bedrooms, one of which is currently used as a snug or playroom, along with an immaculate shower room.

Upstairs, the dual-aspect main bedroom enjoys some of the finest coastal views in the house, capturing the changing seascape from morning to evening. An en suite shower room also benefits from this incredible outlook. A second double bedroom completes the first-floor accommodation, alongside a well-appointed family bathroom fitted with a bath, WC and wash basin.

The property is presented to a high standard throughout and benefits from gas central heating powered by a combination boiler located in the en suite, along with UPVC double glazing. Engineered oak flooring runs throughout the ground floor, practical for sandy toes and muddy paws while the first floor is carpeted.

Outside, the home continues to impress. A front sun terrace provides a wonderful vantage point to relax and watch the world go by. There's ample driveway parking at the front. To the rear, the garden has been thoughtfully landscaped to create a low-maintenance outdoor space with raised planted beds and a garden shed. Access runs down both sides of the property to the front.

Combining stylish and comfortable living with breathtaking coastal scenery, this exceptional property offers the very best of the Cornish lifestyle and makes a wonderful family home thanks to its close proximity to both the beach and local schools.

Hallway
4.90m x 2.84m (16'1 x 9'4)

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Kitchen/Diner/Snug
7.09m x 4.04m (23'3 x 13'3)

Shower Room
1.96m x 1.73m (6'5 x 5'8)

Snug/Bedroom 4
3.89m x 2.95m (12'9 x 9'8)

Bedroom 3
3.86m x 2.74m (12'8 x 9'0)

1st Floor Bedroom 2
4.01m x 3.86m (13'2 x 12'8)

1st Floor Bedroom 1
4.93m x 3.66m (16'2 x 12'0)

En Suite
2.84m x 2.03m (9'4 x 6'8)

Bathroom
2.08m x 1.93m (6'10 x 6'4)

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.

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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
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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			
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	

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