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**1A Esplanade Road, Newquay TR7 1PY**

**£1,100,000**

WELCOME TO LINKS VIEW!

A DISTINCTIVE AND UNIQUE COASTAL RESIDENCE, COMMANDING UNINTERRUPTED VIEWS OF FISTRAL BEACH. WITH A SUN-DRENCHED SOUTH-FACING GARDEN, AMPLE PARKING AND A DOUBLE GARAGE THIS INCREDIBLE HOME IS AVAILABLE WITH NO ONWARD CHAIN.

PROPERTY TYPE: House - Detached

RECEPTIONS: 3 / BEDROOMS: 3 / BATHROOMS: 3

**FEATURES:**

- UNIQUE OPPORTUNITY TO PURCHASE AN INCREDIBLE COASTAL HOME
- UNINTERRUPTED VIEWS OF FISTRAL BEACH AND THE GOLF COURSE
- ENCLOSED SOUTH FACING REAR GARDEN
- DOUBLE GARAGE WITH TWO ELECTRIC DOORS
- ENDLESS POTENTIAL
- WALK TO FISTRAL BEACH IN JUST A FEW MINUTES
- NO ONWARD CHAIN
- AMPLE PARKING AT THE FRONT AND REAR

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## DESCRIPTION:

Welcome to 'Links View' — a stunning fully detached coastal home with spectacular views across Fistral Beach. Cleverly designed, the property offers spacious, open-plan and versatile living areas, a private south-facing sheltered garden, a double garage, and generous, gated off-road parking.

Perfectly positioned just moments from Newquay's bustling town centre, the iconic Fistral and Crantock beaches, and miles of beautiful coastal paths, this home truly captures the best of coastal living. Newquay is renowned for its vibrant high street, independent boutiques, cafés, and popular restaurants.

Just a short walk away lies Fistral Beach; internationally recognised as one of the UK's top surfing destinations and host to major events including Boardmasters. Nearby, the picturesque River Gannel provides a more tranquil setting, ideal for paddleboarding and kayaking at high tide, while low tide unveils expansive sandy banks perfect for scenic walks. Whether you're embracing the coastline, enjoying watersports, or simply relaxing with an ice cream by the sea, this exceptional location offers something for everyone.

A welcoming front porch leads into an impressive entrance hallway, setting the tone for this spacious and versatile coastal home, with stairs rising to the first floor. To the right, the stunning main lounge is flooded with natural light, immediately drawing your attention to the large front window where breathtaking panoramic views stretch across the golf course towards the iconic Fistral Beach. Sliding doors seamlessly connect the lounge to a second reception room, creating a wonderful sense of flow and flexibility for modern family living and entertaining.

To the rear, the impressive kitchen/diner provides a superb family-friendly hub of the home. Thoughtfully designed with an abundance of cupboard space, an eye-level double oven, gas hob and room for all the necessary white goods, this social space perfectly encourages connection and social living. There is ample space for a large family dining table, while direct access to the garden further enhances the effortless indoor-outdoor flow.

An inner hallway leads to a generously sized double bedroom complete with en suite facilities, making it ideal for guests. A practical utility room and useful cloakroom complete the ground floor accommodation.

On the first floor, a further lounge with a very useful kitchenette enjoys what are arguably the finest views the property has to offer, with uninterrupted elevated vistas across Fistral Beach, the golf course and the Atlantic Ocean beyond; a truly spectacular setting to relax and unwind. The first floor also offers two further double bedrooms, one benefitting from an en suite, alongside a separate shower room and a useful study.

The property also offers exciting scope to extend at the rear, subject to the necessary planning permissions and building regulations.

Externally, the property continues to impress. To the front, gated parking provides space for multiple vehicles, with a driveway and a neat, low-maintenance garden. The south-facing rear garden is a true sanctuary, featuring a large patio area, lawned gardens and a variety of mature plants and established trees creating several charming spaces to explore and enjoy. The double garage with two electric garage doors can be accessed directly from the garden, while additional rear parking comfortably accommodates a further two to three vehicles.

In summary, this exceptional coastal gem is truly one of a kind. Offering endless potential to create an outstanding forever home in one of the area's most enviable positions, this is a rare opportunity not to be missed.

### Front Porch

3.10m x 1.55m (10'2 x 5'1)

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### Hallway

3.15m x 2.77m (10'4 x 9'1)

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### Lounge

5.18m x 4.27m (17'0 x 14'0)

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### Second Reception Room

5.82m x 2.77m (19'1 x 9'1)

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### Kitchen Diner

6.20m x 5.99m (20'4 x 19'8)

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### Bedroom 1

4.17m x 3.66m (13'8 x 12'0)

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En Suite  
2.44m x 1.83m (8'0 x 6'0)

Cloakroom  
1.85m x 1.30m (6'1 x 4'3)

Utility  
3.15m x 2.97m (10'4 x 9'9)

Bedroom 2  
3.12m x 2.79m (10'3 x 9'2)

En Suite  
2.34m x 1.75m (7'8 x 5'9)

Study  
2.26m x 1.96m (7'5 x 6'5)

Bedroom 3  
3.05m x 2.82m (10'0 x 9'3)

Shower Room  
2.13m x 1.88m (7'0 x 6'2)

Double Garage  
7.16m x 6.22m (23'6 x 20'5)

#### 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.

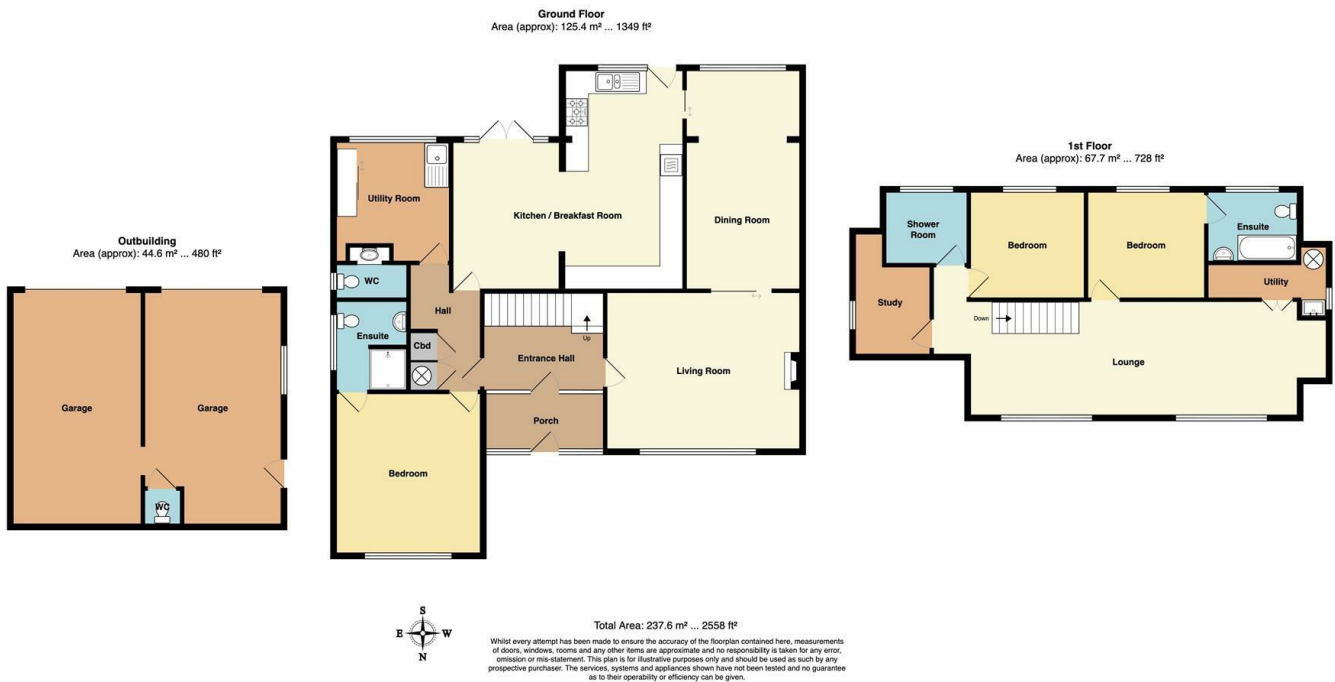
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FLOORPLAN:



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	(92-101) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		<b>61</b>	<b>73</b>

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-101) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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