

14B Lusty Glaze Road, Newquay, TR7 3AE



STUNNING 5 BEDROOM, 4 BATHROOM CONTEMPORARY CLIFFTOP HOME COMMANDING PANORAMIC SEA VIEWS OVER NEWQUAY BAY IN A PRIVATE GATED PLOT WITH A DOUBLE GARAGE

- Detached 4/5 Bedroom House - 2126 SQ FT
- Striking Stone and Zinc finish, triple glazed
- Double garage, gated brick driveway
- EPC – B
- Large first floor sea view sunset balcony
- 4 bath/shower rooms including 2 En-suite bedrooms
- Immaculately maintained and presented throughout
- First Floor Open Plan living floor
- Stunning open plan entrance hall
- Less than 100yds to the Beach

Price £975,000 Freehold

This spacious and striking contemporary home sits on the front row at Lusty Glaze and enjoys stunning elevated sea views over Newquay Bay and the North Cornish Coastline, just a few steps from Lusty Glaze Beach. This dramatic contemporary styled home is designed to take full advantage of this premium clifftop location and offers substantial "upside down" accommodation on two floors with large bright open plan living spaces on the first floor flowing out onto the sensational and spacious sun terrace with sunset and sea views. Upon entering the property through the spacious porch, the accommodation immediately opens up into the large double height entrance hall running front to back and providing access to the ground floor bedrooms and ancillary accommodation. To the rear of the hallway, a diffused glass partition separates the hall from the rear aspect ground floor sun lounge, perfect for breakfast and coffee facing East and opening onto the rear garden. A utility room on this floor has an additional side access door for coming in off the beach or with the dogs/shopping straight from the drive. There are 4 double bedrooms on this level, 2 of which have en-suites and 2 of which share a family bathroom. Each bedroom has a fitted wardrobe.

The solid wood open tread staircase features a modern glass balustrade and rises directly into the main living area on the first floor. This sensational light and airy kitchen/dining room features an eye catching inclined ceiling with large integrated glass light panels and a upper glazed rafter section providing even more light. A rear door opens onto a small private rear balcony overlooking the rear garden. The whole front of this room is glazed with large scale sliding doors that recess back allowing for a wide opening onto the front sun terrace with sea and coastal views. Separated from this impressive room is the equally impressive dedicated lounge with engineered timber flooring, a wood burner and floor to ceiling front triple glazing overlooking Newquay Bay, also having an additional door onto the front balcony. Behind the lounge lies a good size study/office (potential for bedroom 5) with a shower and WC linking back into the kitchen and providing toilet facilities for this floor.

The property is EPC rated B and comes with zoned underfloor gas central heating and triple glazed high spec windows throughout.

Externally, the property sits in a gated landscaped coastal plot with ample driveway parking and a

detached double garage with an electric sectional door. The surrounding gardens are relatively low maintenance with lawned areas and coastal planting.

Situated just a few steps away from the clifftop at Lusty Glaze and a short walk from Porth Beach, the house is ideally situated for coastal walks, Newquay Town, schools and amenities.

Equally suited as a main home or a second/holiday home, this property is available freehold and with immediate vacant possession. There is no onward chain.

DRIVEWAY

The three neighbouring properties are approached off a small section of shared driveway (owned by a neighbour) that leads via vehicular gates to a private driveway that runs alongside the property and to the detached double garage at the rear of the garden. Any required maintenance and repair of the small shared section is split equally between the three owners.

TENURE

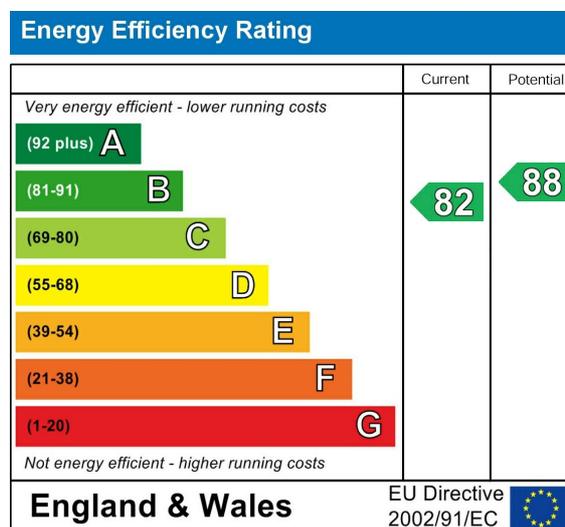
Freehold

SERVICES

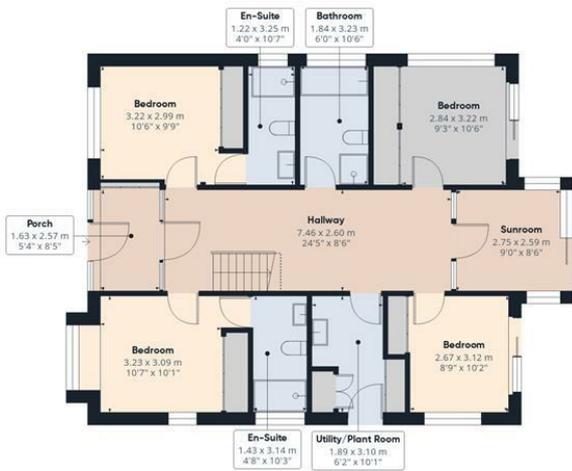
Private septic tank with a private pumping system to the mains sewer. Mains electricity, gas and water.

COUNCIL TAX

Band G







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

231 m²
2489 ft²

Balconies and terraces

18.2 m²
196 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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