



**97 Pentire Avenue**  
Newquay









# 97 Pentire Avenue, Newquay, TR7 1PF

A superb home situated in the much sought after Pentire Avenue. Carefully executed reverse level accommodation with large picture windows to the front, boasting unobstructed views out towards Fistral Bay and the rugged north Cornish coastline. Also, from the rear aspect the property has amazing views of the River Gannel Estuary out towards Crantock Beach and in the distance St Agnes Beacon.

As well as stunning views from the first-floor dual aspect sitting/dining area, there is a bespoke fitted kitchen and breakfast room, again with an amazing vista and patio doors heading out to a south facing glass and stainless steel balcony making the most of the views of Crantock and beyond.

On the ground floor there are three double bedrooms, with the master bedroom comprising of dressing area, en-suite shower room and direct access to the enclosed south facing garden. There is also a family bathroom, utility room and rear hallway with large storage cupboard/office and door to the garden.

To the front of the property is a detached single garage and off-street parking for several vehicles, of great benefit in this area, with gated access to the rear garden.

The rear garden is enclosed, mainly laid to lawn with gated access to the lane for both Pentire Avenue and Riverside Crescent.



## Location

Set on the stunning north Cornish coast between Newquay and Crantock, Pentire is a highly desirable residential peninsula situated between the world-famous Fistral beach to the north and the wide sand dune-backed bay of Crantock to the south.

The coast path and surfing break are within walking distance and easily accessible from the rear lane, the locals best kept culinary secret the seafood bistro Fern Pit Café, which also provides a passenger ferry service across the Gannel to Crantock.

Less than a mile from the property, the Fistral Beach Hotel and Spa is located at the southern end of the iconic Fistral beach, home to a range of bars and restaurants (including Rick Stein's), surf school, golf course and the landmark Headland Hotel.





Just 1 ½ miles away is the centre of Newquay, offering a wide range of shops, bars, clubs and schooling, together with the zoo, tennis club and branch line railway service. Just five miles up the coast, Watergate Bay is the setting for the incredible Watergate Bay Hotel and Spa along with the annual Boardmasters festival.

Further north, the seaside village of Mawgan Porth is set around its stunning sandy beach and is the home of the internationally renowned Scarlet Hotel.

Nearby Cornwall Airport, just eight miles from Pentire, currently provides four daily flights to London Heathrow in addition to regular flights to a wide range of national and international destinations.

**Distances:** Fistral Beach - <0.5: Crantock beach - <0.5 (via foot ferry): Newquay centre - 1.5: Watergate Bay - 5: Mawgan Porth - 7.5: Cornwall airport - 8: Truro 14 (all distances are approximate and in miles)

**Services:** Mains water, drainage, electricity and gas central heating. Broadband: Superfast is available in the postcode.

**Directions** Upon entering Newquay, at the Mount Wise roundabout take the first left along Pentire Road and into Pentire Avenue, No. 97 will be found on the left hand side, approx. a mile from the roundabout and just after the left hand turning into Riverside Crescent.

### Shore Recommendations

- Order a freshly landed crab or lobster from the best kept culinary secret, the seafood bistro Fern Pit Café.
- Take a stroll to Lewinnick Lodge and soak up stunning sea views, sample some great food and the wines on offer.
- Less than a mile away from the property is the iconic Fistral beach, not only a famous surf beach but perfect for a relaxing spa treatment at the Fistral Beach Hotel.
- Catch the ferry between Newquay and Crantock beach or take a walk via the footbridge at low tide.
- Cornwall Airport is eight miles away providing several UK and European routes.



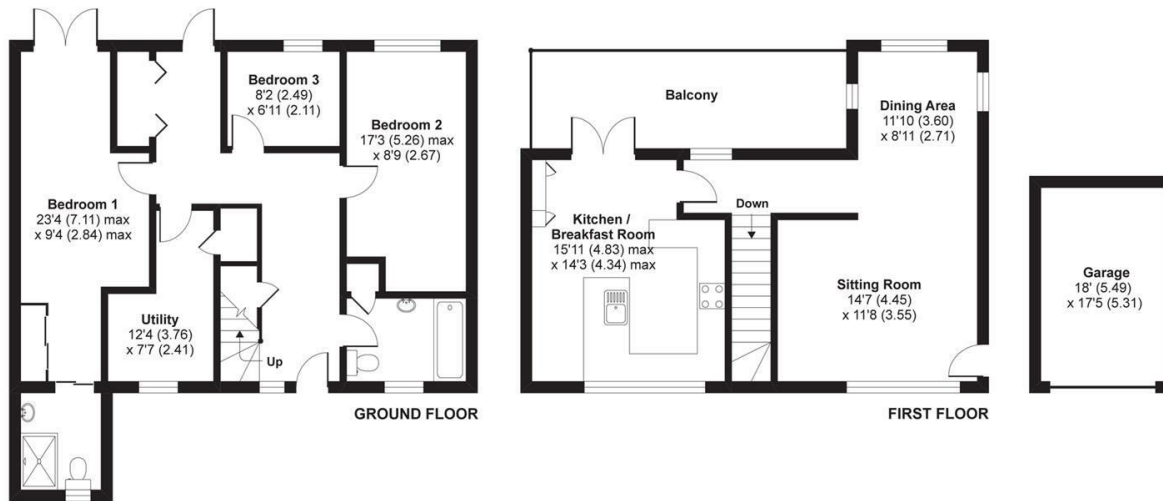






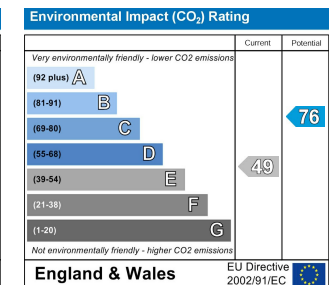
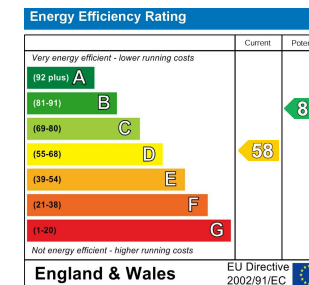
## Pentire Avenue, Newquay, TR7

APPROX. GROSS INTERNAL FLOOR AREA 1528 SQ FT 141.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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