



6 The Strand

Porth, Newquay

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Porth, Newquay, TR7 3FS

The Strand is an exclusive modern development constructed in 2019, perfectly situated for the beautiful beach at Porth and within a short drive of Cornwall Airport, Newquay and the 'Seven Bays' stretch of coast. Set well back from the road in a small gated community, this stylish home provides a coastal location enjoying the best that this area of the county has to offer. With far-reaching views towards the sea, this superb contemporary residence would make a fantastic low maintenance and energy efficient home or investment.





The location

The Strand is a highly regarded development of contemporary townhouses located on the stunning north Cornish coast within 300 metres of Porth beach. This discretely positioned gated development is set back from the road, affording a traffic-free position and wonderful views.

Porth is an award-winning sandy beach that is situated between Newquay and Watergate Bay. It is sheltered by two large headlands and has streams, rockpools and caves to explore. Other beaches can also be walked to along the coastal path. Porth also has a wonderful tea house, wood-fired pizza restaurant, pub on the beach, and a lifestyle store that also serves barista coffee.

Newquay offers a wide range of shops, bars, restaurants and schooling, together with the zoo and branch line railway service to Truro (mainline to London Paddington). Further north, we come to Watergate Bay that is renowned for its surfing beach, music festival, restaurants and hotel. Beyond that is the seaside village of Mawgan Porth which is set around its stunning sandy beach and home to the internationally renowned spa hotel 'The Scarlet'.

Nearby Cornwall Airport, just over four miles from The Strand, provides regular daily flights to a wide range of national and European destinations.

The property

- EPC B-rated four-bedroom townhouse in select gated development
- Sea and coastal views from the living room and master bedroom
- Impeccably presented with high quality fittings throughout

Lower ground floor

- Garage with motion sensor lighting, electric door and boiler cupboard
- Large utility room
- Undercover surf shower with hanging rail

Ground floor

- Entrance hall
- Two double bedrooms (one with sea glimpses, one with a fitted wardrobe and French doors to a private courtyard garden)
- Family bathroom (Porcelanosa)
- Storage cupboard





First floor

- Double aspect open-plan living / dining room / kitchen
- Balcony with far-reaching sea views
- Contemporary kitchen (Porcelanosa) with central island and extensive storage. NEFF appliances (dishwasher, fridge/freezer, oven, microwave / combi oven, induction hob). CDA wine cooler.
- Access to the rear balcony and garden

Second floor

- Outstanding master bedroom with vaulted ceiling, private balcony and far-reaching sea views. En suite shower room (Porcelanosa)
- Double bedroom with vaulted ceiling and en suite shower room (Porcelanosa)

Outside space

- Two private and covered balconies, both enjoying the coastal views and beautiful sunsets. Outside lighting.
- A stunning three tiered southwest facing rear garden designed by the Cornish Landscaper. The garden benefits from different themed areas with resin-bound paths and terraces and outside lighting.
- Private courtyard accessed exclusively from one guest bedroom
- Integral garage with electric door and driveway parking space for one additional car
- Outside surf shower with wetsuit drying rail

Tenure, services and general information

Freehold. Mains electricity, water and drainage. Mains gas central heating via vintage-style column radiators (with NEST system). Broadband: Superfast broadband is available. EV charger. Residue of 10 year guarantee (Global Home Warranties Limited)

What 3 Words

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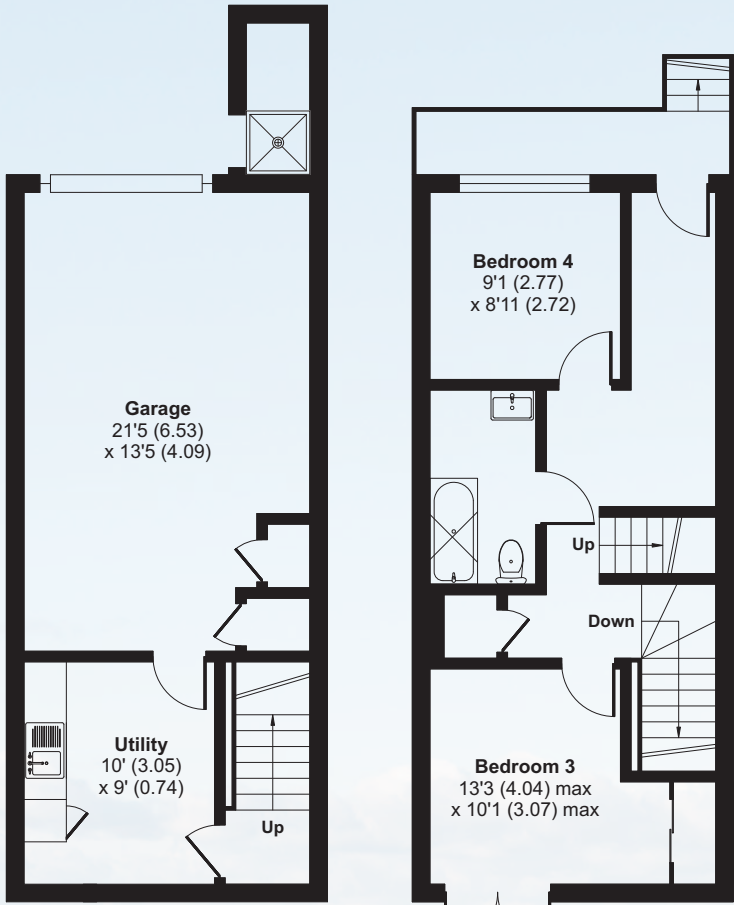
Distances

Porth beach – 250 yards; Newquay – 1; Watergate Bay – 1.8; Mawgan Porth – 4; Crantock – 4.5; Cornwall Airport – 4.5; Treyarnon Bay – 9.5; Padstow – 13.5; Truro – 13.5
(All distances are approximate and in miles)



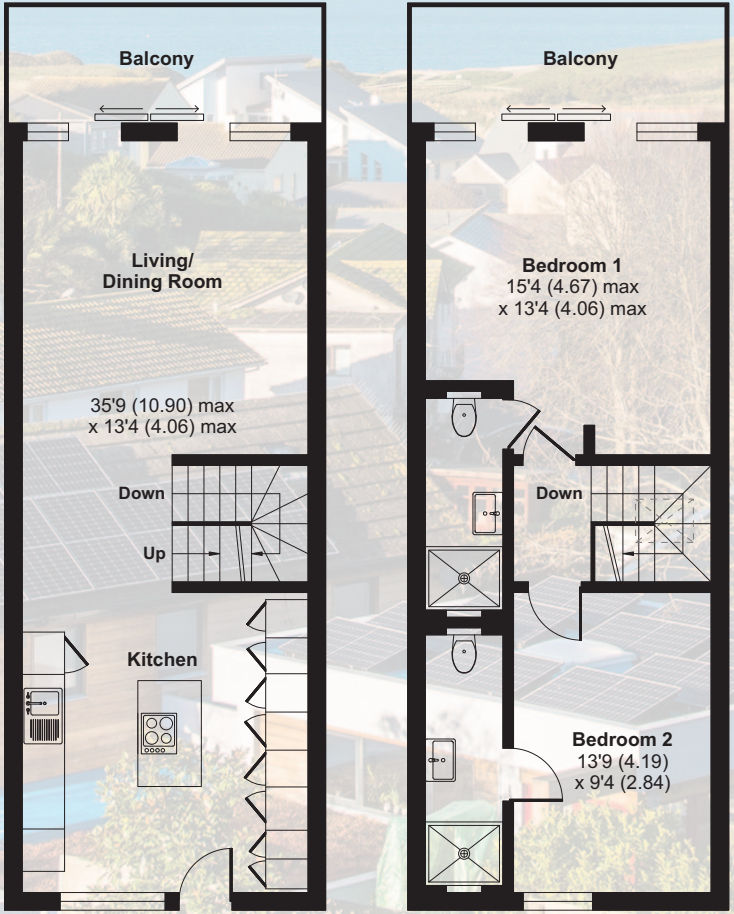
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Main House = 1541 sq ft / 143.1 sq m
Total = 1856 sq ft / 172.4 sq m (includes garage)
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOWER GROUND FLOOR
GROUND FLOOR



FIRST FLOOR
SECOND FLOOR

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Shore Partnership Limited. REF: 1062766



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Ben Standen
Consultant



Tim May
Director



Ben Standen
Consultant

WHERE YOU LIVE MATTERS

Telephone: 01872 484484
Email: contact@shorepartnership.com

School House Office, Market Street,
Devoran, Truro, Cornwall, TR3 6QA

