

CHASING WAVES

32 PENTIRE AVENUE, NEWQUAY, CORNWALL



LILLICRAP CHILCOTT
THE CORNWALL ESTATE AGENT





CHASING WAVES

32 PENTIRE AVENUE, NEWQUAY, CORNWALL

A stunning coastal home in a sensational position commanding the most captivating sea views encompassing the world renowned Fistral Beach, across to Towan Head, taking in the golf course and far along the north Cornish coastline to Trevoze Head. Significantly improved, extended and remodelled in recent years to create light and spacious entertaining spaces, 5 bedrooms, 4 bathrooms and a full width and broad sun deck to take in the views. An outstanding marine home in a sensational position overlooking this world renowned surfing beach.

SUMMARY OF ACCOMMODATION

Ground Floor Galleried entrance hall with 16' high ceilings, sitting room, 28'9" living room, 27'8" kitchen/dining room, cloak room/wc, utility room, walk-in pantry.

First Floor Principal bedroom with en-suite, guest bedroom with en-suite, 2 further bedrooms, family bathroom.

Guest Suite/Annexe Bedroom 5 with en-suite shower room, kitchenette.

Outside Landscaped to the front with parking space and massive broad sundeck to the rear with steps down to lower garden.

Viewing strictly by appointment through the vendor's Sole Agent:

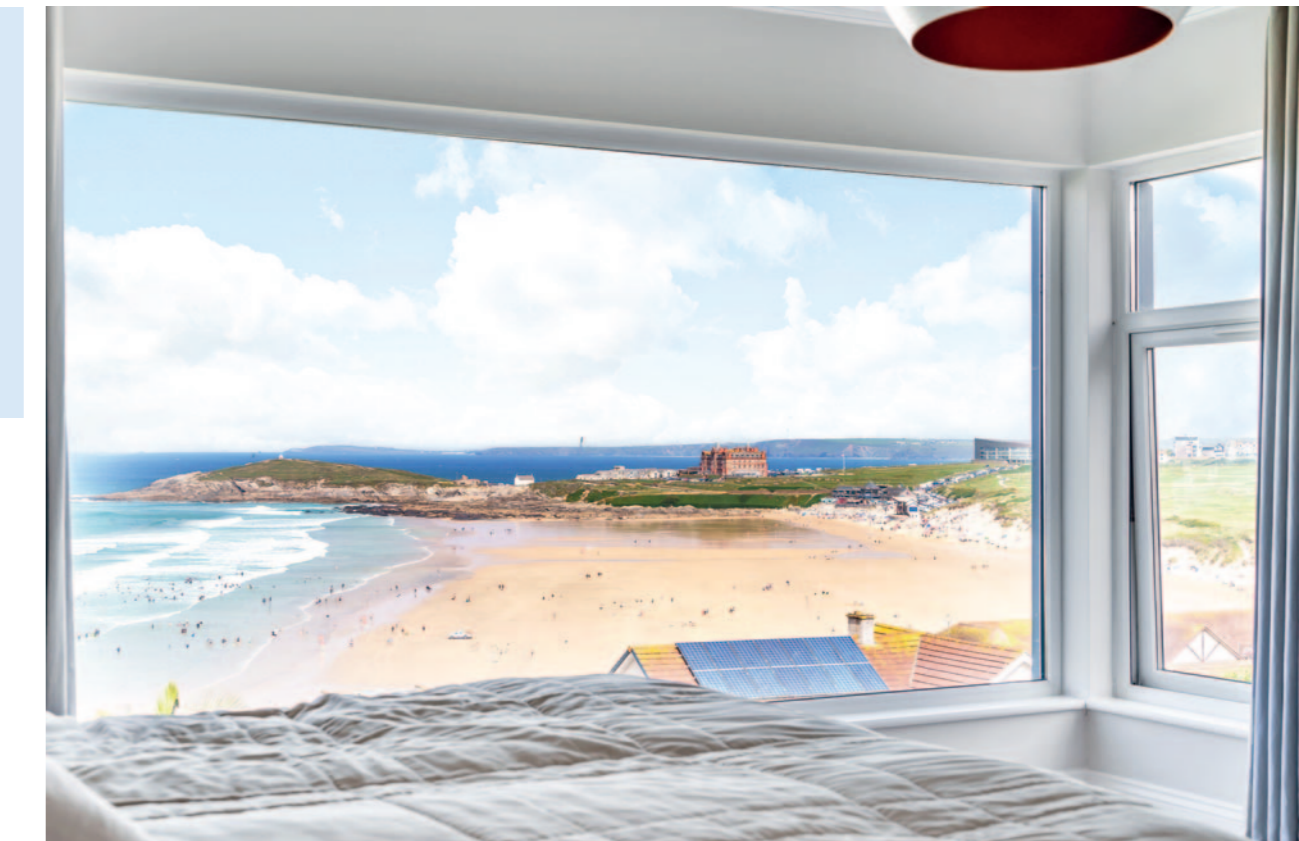
Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

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LOCATION

In a truly spectacular setting on the dramatic Pentire Headland of Newquay, Chasing Waves commands truly exceptional beach, sea and coastal views – without doubt, amongst the finest in this part of the north coast of Cornwall. The outlook over the azure sea and rolling waves breaking onto the rocks below and along virtually the entirety of the world famous Fistral Beach – considered to be Cornwall's surfing mecca – is quite something to behold.

Long regarded as one of the most prestigious locations on the periphery of Newquay, the Pentire peninsula, which lies a short distance to the west of the town is situated between the open Atlantic Ocean and the Gannel Estuary. A short walk away, Fistral Beach is a world class surfing destination with many national and international championships taking place along its sandy shore. On the other side of the Pentire Headland and across the Gannel Estuary is the beautiful but slightly lesser well known and more rugged Crantock beach, in the ownership of the National Trust, which is backed by high sand dunes protecting the beautiful old village beyond.

The town of Newquay, caters for all day to day needs with plenty of national retailers, mixed with locally owned shops and a profusion of restaurants and bistros. The cathedral city of Truro is approximately 12 miles away to the south, and provides first class shopping, business and commercial facilities together with private schooling and a mainline railway station on the Penzance to Paddington line, with journey time of approximately 4½ hours to London. Cornwall Airport Newquay, 6 miles away offers daily flights to a range of international and national destinations making this one of the most conveniently located as well as dramatically situated properties along the north coast of Cornwall.

The area is obviously perfect for water sports enthusiasts with a choice of two of the best surfing beaches in Cornwall within a short walk. For walkers there is almost direct access out onto the South West Coast Path and some of the finest coastal scenery in Cornwall. For golfers there is a fine Links golf course also within walking distance of the property and for entertainment and fine dining the stunning situated Lewinnick Lodge about 10 minutes' walk away from the property towards the end of the Pentire Headland offers great food and drinks and some equally fine views of the sea below.





DESCRIPTION

Chasing Waves is located on Pentire Avenue on the Pentire Headland which is justifiably regarded as one of the finest coastal locations on the north coast of Cornwall and takes in quite superb coastal views over the world renowned Fistral Beach, the home of surfing in the UK, over Towan Headland, the iconic Headland Hotel and along miles of Cornish coastline towards Trevoze Lighthouse.

The house has been extensively, exhaustively and impressively remodelled and extended and now provides outstanding and flexible accommodation, commensurate with its position and views.

The striking extension is now the main entrance to the house via a custom made copper patina doorway with covered cedarwood entrance. The reception hallway is 14' wide with 16' high ceilings with a lovely open tread staircase to one side and galleried landing. This very light and open reception area opens into the other reception rooms. Immediately in front of the hallway is a dual aspect sitting room taking in the wonderful coastal vista. Alongside this is the main living room, a magnificent 28'9" room with a wall of glass doorways opening onto the sundeck and taking in the captivating outlook over the beach, golf course, Towan Headland and up the coast to Trevoze Lighthouse. An opening to the rear of the sitting room leads into the 27'8" kitchen/dining room which has an attractively fitted kitchen and dining area. There is a cloakroom/wc and pantry located next to the kitchen and access through into the attached garage. From the side of the kitchen the utility room is found to the rear of the garage.



To the first floor a principal bedroom suite has been created in the extension and is a fantastic triple aspect room with large windows to the front and side providing a grandstand position to enjoy the views over the beach, golf course and coastline beyond. There is also a beautifully appointed en-suite shower room and walk-in dressing area with shelving and hanging rails. There is a guest bedroom suite with en-suite shower room, further double bedroom and an occasional bedroom 4/study. These bedrooms are served by a further bath/shower room.

Approached via external steps leading from the rear of the garage is the guest suite/annexe which comprises a large bedroom with kitchenette in one corner and an en-suite shower room. Immediately to the front of this large bedroom, with its sliding patio doors and glimpses of the sea and golf course, is an area of sun decking.

To the front of the house is an area of driveway parking directly in front of the integral garage which is of a good size and houses the utility room.

There is an area of lawn and some well stocked and colourful landscaped border. The main gardens to the house are located to the rear to maximise the outlook and the views. A full width, broad sun deck is accessed from the main living room. Steps lead down to the rear garden level to one side of this decking.

An undercroft provides the perfect covered alfresco dining area and behind this and under the main reception room is a room which could be perfectly utilised for a home cinema or gym.

Further expanses of garden on two levels provide an area of grass and some mature tree, shrub and hedge borders with an outlook towards the beach and coastline views.

Chasing Waves is a distinctive, exemplary coastal home in a world class position with the most enviable outlook and views.



THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

Bespoke copper patina doorway and covered cedarwood entrance to:-

RECEPTION HALLWAY 14' wide with 16' high ceilings, large window to the front and floor to ceiling window to the side and further window. Stairway to galleried landing. From the hallway the house opens into kitchen/dining room, living room and sitting room.

SITTING ROOM – 14'10" X 12'2" A dual aspect room with windows to the side and large window to the front taking in the views out to sea, across Fistral Beach, the golf course, the Headland Hotel and right the way up the coastline. Fireplace, inset spotlights.

From the hallway an opening into:-

LIVING ROOM – 28'9" MAXIMUM X 16'3" A wall of glass opening onto the extensive sundeck and taking in the exceptional views over Fistral Beach, The Headland Hotel, the golf course, out to sea and the coastline beyond. Fireplace with Spatherm fire, ceiling spotlights, cupboard housing the hot water tank and cloaks cupboard.

CLOAKROOM / WC Low level wc, freestanding sink on vanity unit with mixer taps.

From the hallway and the rear of the living room an opening into:-

INNER OPEN HALLWAY.



KITCHEN / DINING ROOM – 27'8" X 11' NARROWING TO 8'2".

DINING AREA. Window to the front and enjoys the outlook through the living room taking in the superb coastal, beach and sea views. Wall mounted gas Dru fire.

KITCHEN. Comprehensive range of base and eye level units in contrasting colours, complementary worksurfaces, tiled splashbacks with mixer tap over, Siemens five ring gas hob with extractor over, Neff double oven, inset fridge/freezer, Bosch dishwasher. Window to the front, inset spotlights. Doorway through to:-

WALK-IN PANTRY With shelving.

UTILITY Located to the rear of the integral garage with plumbing for automatic washing machine, Worcester central heating boiler, cupboards, sink and window.

FIRST FLOOR

GALLERIED LANDING Ceiling spotlights.

PRINCIPAL BEDROOM – 15'4" X 13'9" Triple aspect room with windows to the front and side taking in the outlook over Fistral Beach, the golf course, The Headland Hotel and right up the coastline. Two further windows to the side, ceiling spotlights.

EN-SUITE SHOWER ROOM Shower cubicle, low level wc, twin freestanding sinks in vanity unit with mixer taps, ceiling spotlights, window to the side, heated towel rail, walk-in dressing and storage area with shelving and hanging rails.



GUEST BEDROOM – 19'11" X 11'7" Triple aspect room with windows opening onto a balcony from which to take in the views over Fistral Beach towards The Headland Hotel, the golf course and the coastline beyond. Velux window, window to the front, two large inset wardrobe cupboards.

EN-SUITE SHOWER ROOM Corner shower cubicle, low level wc, wall mounted wash hand basin, vanity unit, frosted glazed window to the front, ceiling spotlights, heated towel rail.

BEDROOM 3 – 16'2" X 10'3" plus dormer sitting area Once again enjoying the magnificent views over the beach and coastline beyond.

BEDROOM 4 / STUDY – 14'2" X 7'8" with restricted head height Velux window to the front, window overlooking reception hallway.

BATHROOM Panelled bath with shower and screen, low level wc, walk mounted wash hand basin, heated towel rail, Velux window to the front.

GUEST SUITE / ANNEXE

Approached via stairs to the rear of the garage, sliding patio doors opening into:-

BEDROOM / SHOWER ROOM / KITCHENETTE – 13'2" X 11'8" A wall of glass with outlook over the decking to the sea beyond and glimpses of the golf course to one side, ceiling spotlights.

KITCHENETTE AREA Fitted cupboard, sink with mixer tap.

EN-SUITE SHOWER ROOM Comprising large shower cubicle, low level wc, wash hand basin in vanity unit, heated towel rail, ceiling spotlights.



CHASING WAVES 32 PENTIRE AVENUE, NEWQUAY

Approximate Area = 3569 sq ft / 331.5 sq m
(includes garage & excludes void)

Limited Use Area(s) = 187 sq ft / 17.4 sq m

Annexe = 212 sq ft / 19.6 sq m

Total = 3968 sq ft / 368.6 sq m

For identification only - Not to scale





OUTSIDE

The house is approached off Pentire Avenue through a broad entrance onto a paved parking area. There is parking for four vehicles and an entrance doorway opening into:-

DOUBLE INTEGRAL GARAGE – 18'9" X 15'3" Up and over metal door, window and doorway to the rear.

The main entrance is to one side of the house and there is a gravelled and timber entranceway with an area of lawn and bordered by some super colourful beds. There is a side access leading down to the rear garden through a secure gate. From the main reception room double glazed patio doors open onto the large and wide decking which enjoys the most captivating and everchanging views across the world famous Fistral Beach, The Headland Hotel, Newquay Golf Course and up the coastline for many miles. From this area of decking steps lead down to a covered lower decked area perfect for alfresco dining and behind which is a very useful **GAMES ROOM – 11'4" X 10'2"** with window and door out over the decking. Further under house storage area. This is a particularly useful room and space which could (subject to the relevant consents) use for a variety of purposes. The lower decking extends to a large uncovered area to the front of the annexe which once again takes in the outlook over the sea, the beach and the coastline beyond. From this area is a further useful storage area. The formal gardens are then arranged on two levels, the first level is primarily lawned with central steps leading down to a mature area of garden with lawn, patio and seating areas interspersed with some mature palms, hedging and colourful borders.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through:
Lillicrap Chilcott, Landrian House, 59-60
Lemon Street, Truro, Cornwall, TR1 2PE.
Telephone: (01872) 273473.
E-mail: sales@lillicrapchilcott.com.

POST CODE TR7 1PD.

SERVICES Mains water, drainage, electricity and gas.

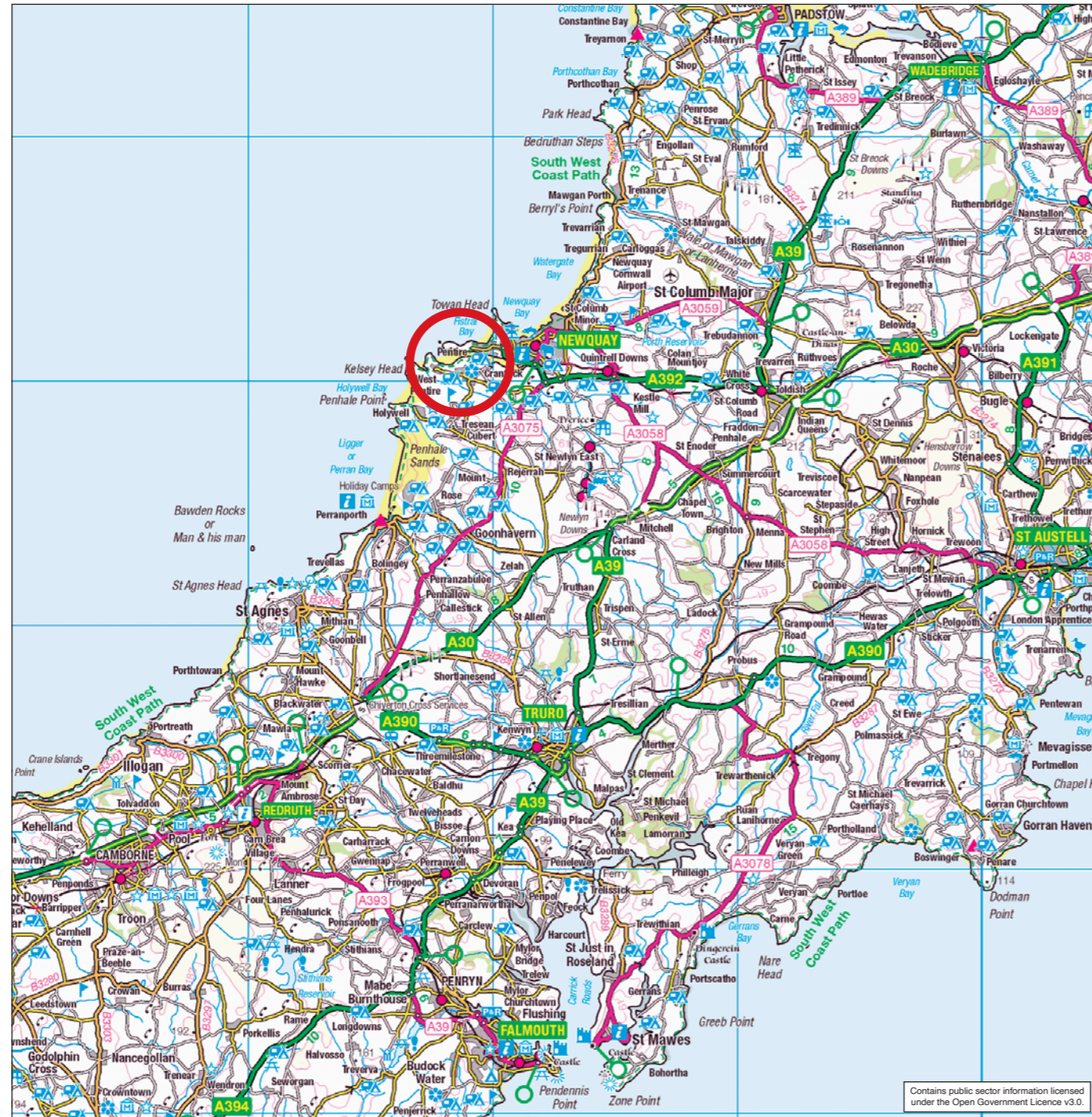
COUNCIL TAX BAND E (see www.mycounciltax.org.uk).

DIRECTIONS Coming into Newquay along the A392 and straight over the roundabout with the boating lake on the right hand side onto Gannel Road. Proceed up the hill and at the next roundabout take the first left hand turning onto Pentire Road, continue along Pentire Road and onto Pentire Avenue where Chasing Waves will be seen on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

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			
		80	84
England & Wales		EU Directive 2002/91/EC	



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