



Wickham House

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15 Riverside Crescent, Newquay, TR7 1PJ

Town Centre 1.5 miles Watergate Bay 7 miles Newquay Airport 7 miles

- Magnificent Broad Elevated Views
- Kitchen/Breakfast Room
- 2 Reception Rooms
- 4 Bedrooms (2 En-Suite)
- Wide Balcony And Sun Terrace
- Gardens With Scope
- Garage And Parking
- No Onward Chain

Guide price £825,000

SITUATION

Long regarded as one of the most prestigious locations on the periphery of Newquay, Riverside Crescent is situated on the southern side of Pentire Headland and is home to a number of fine marine residences with a few, including Wickham House, benefiting from grounds that descend to the cliffs above the River Gannel itself.

The Gannel Estuary was historically used by shipping and is now home to a plethora of rare birdlife. Surrounding the estuary are numerous walks whilst for horse riders there are stables nearby that use bridleways and take in parts of the foreshore. Also readily accessible is the scenic South West Coastal Path meandering southwards past The National Trust Crantock Beach to Holywell and then Penhale Sands. To the north lies Fistral Bay leading onwards past Towan Head towards Watergate Bay.

Newquay is considered to be one of Cornwall's most popular holiday resorts, world renowned for the quality of its surfing beaches together with the spectacular coastline. The town caters for all day to day needs whilst within approximately 15 miles is the cathedral city of Truro. Newquay Airport lies some eight miles distant offering a number of scheduled daily flights to both domestic and international destinations.

THE PROPERTY

Occupying one of the very best positions along the estuary, adjacent to the Fern Pit Cafe and ferry, Wickham House stands amidst sloping



Stunning elevated views over the Gannel with a broad panorama over Crantock Beach are enjoyed from this waterside home





gardens and offers comfortable and well-presented accommodation arranged over two floors.

The magnificent elevated panoramic views are enjoyed up and down the estuary, across to Crantock, its beach and Pentire Point West in the distance. These views are at their very best from the elevated balcony and sun terrace, whilst the accommodation has been designed to capitalise on the vistas.

The property is approached at upper ground floor level where there is a family kitchen/breakfast room appointed with a range of contemporary gloss units and off which lies a utility room. The two principal reception rooms benefit from splendid views and open onto the balustraded balcony, where it is easy to while away a few hours. Also found on this level is the master bedroom, again with lovely views and access directly onto the balcony together with an en-suite bathroom and separate WC.

At lower ground floor level are found a further three bedrooms (one en-suite), all of which open onto the wide sun terrace, plus a family bathroom.

OUTSIDE

Wickham House is approached off Riverside Crescent to a tarmac driveway with parking for vehicles and direct access to a detached Garage. From here steps descend to the residence and a sun terrace. A pathway leads around to the front and the paved sun terrace that stretches across the full width of the property. From here steps descend to the garden which is currently overgrown and in a natural state. The potential that exists is, however, significant as can be seen from similar properties where works have been completed.

The grounds below the sun terrace are steeply sloping, the steps are rudimentary and in poor condition. We recommend that the garden is viewed from the sun terrace.

VIEWING

Strictly and only by prior appointment with Stags Truro office on 01872 264488

DIRECTIONS

Proceed into Newquay on the A392 and pass along its southern outskirts until the Mount Wise Roundabout is reached. Turn left signposted to Pentire. Continue along this road enjoying the views over Fistral Beach. Continue towards Pentire Point East turning left into Riverside Crescent. Bear to the right and after a short distance 15 Riverside Crescent will be evident on the left-hand side immediately prior to the Fern Pit Cafe.

SERVICES

Mains water, electricity, gas and drainage. Double-glazing.





These particulars are a guide only and should not be relied upon for any purpose.



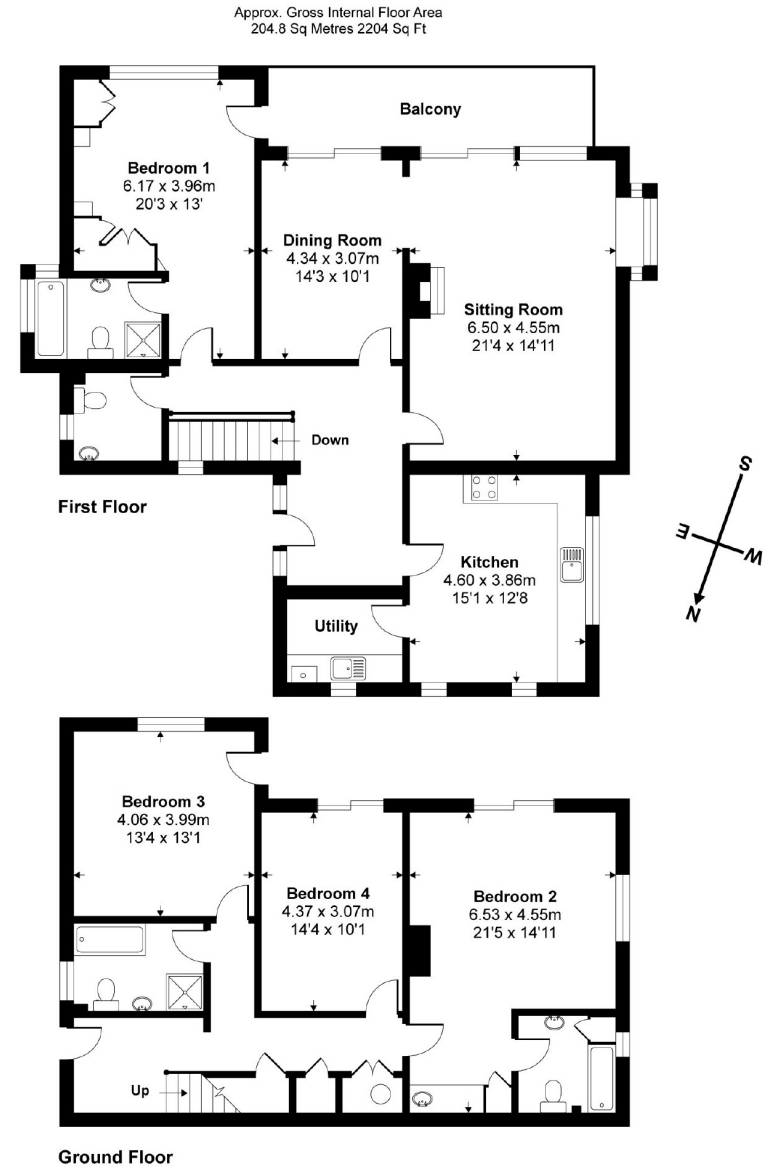
Stags

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs 92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
37-48 F			
2-36 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale