



19 Riverside
Avenue



19 Riverside Avenue

Newquay, Cornwall, TR7 1PN

Truro 15 miles Newquay Airport 8 miles Padstow 17 miles

- Magnificent Elevated Position
- Superb Views Granny Flat/Bedrooms 3 &4
- Versatile Accommodation
- 2 Bedrooms (2 En Suite)
- Sitting Room
- Kitchen/Dining Room
- Garden
- No Onward Chain

Guide price £695,000

SITUATION

Long regarded as one of the most highly desirable area of Newquay, Riverside Avenue is situated on the southern side of the Pentire Headland and is home to a number of fine marine residences. The Gannel Estuary was extensively used by shipping until late in the last century and is now home to a plethora of rare bird life. Surrounding the estuary are numerous walks whilst for horse riders there are stables nearby that use bridleways incorporating parts of the foreshore. Also readily accessible is the scenic South West Coast Path that passes the National Trust Crantock Beach to Holywell and Penhale Sands. To the north lies Fistral Bay leading along the coast 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. The town has a mixture of national and locally owned shops along with restaurants and bars. The Cathedral City of Truro is approximately 15 miles away and Newquay Airport approximately eight miles distant offers a number of scheduled daily flights to both domestic, national and international destinations.

DESCRIPTION

19 Riverside Avenue stands elevated in one of the very best positions with magnificent views across the estuary. This



A substantial three storey versatile marine residence with wonderful river views and garden.





interesting and versatile property is arranged over three floors with an entrance porch and hallway leading to the two en suite bedrooms and family bathroom. The sitting room with its central fireplace with wood burning stove and kitchen/breakfast room are dual aspect taking full advantage of the coastal views, both allowing direct access onto a decked/glazed sun terrace. Stairs lead from the hallway down to the studio which leads via patio doors into the garage. Stairs lead up from the kitchen to the first floor granny flat with its shower room, bedroom and kitchen /sitting area both with walk out balconies. This floor has separate access at the rear of the property and offers self contained accommodation. In all a most versatile property offering glorious coastal views.

OUTSIDE

The property is approached over a shared lane through a wooden gate into the driveway with parking for several vehicles. The driveway leads to the attached large garage with an electric roller door, power, light and plumbing for washing machine. A window looks out to the rear and a glazed door opens out to the lower sun terrace. The gardens to the rear are landscaped and terraced with several seating areas taking full advantage of the magnificent views across the Gannel Estuary. Within the gardens is a greenhouse and garden shed along with profusely stocked borders of plants and shrubs.

SERVICES

Mains water, electricity, gas and drainage. Gas-fired central heating.

DIRECTIONS

Proceed into Newquay on the A392 and pass along its southern outskirts to Mount Wise roundabout. Turn left signposted to Pentire, continue along this road enjoying the views over Fistral Beach. Turn left into Riverside Crescent proceed down the hill and on the corner turn left into Riverside Avenue. No. 19 Riverside Avenue will be on the left hand side where you will see our For Sale board.

VIEWINGS

Strictly by prior appointment with Stags Truro office 01872 264488.



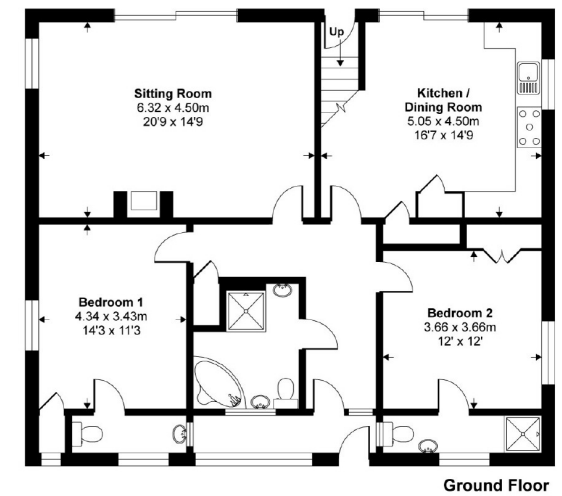
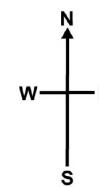
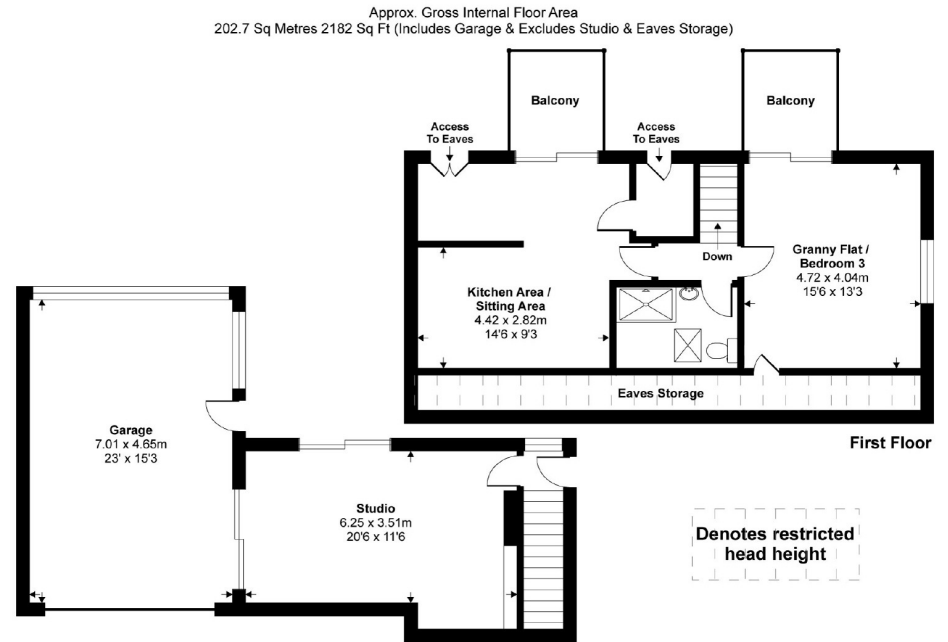


These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
This property is rated 'A' - a very energy efficient property with lower running costs.			
20-100	A		79
81-100	B		
69-80	C		
55-68	D		
39-54	E	55	
21-38	F		
1-20	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