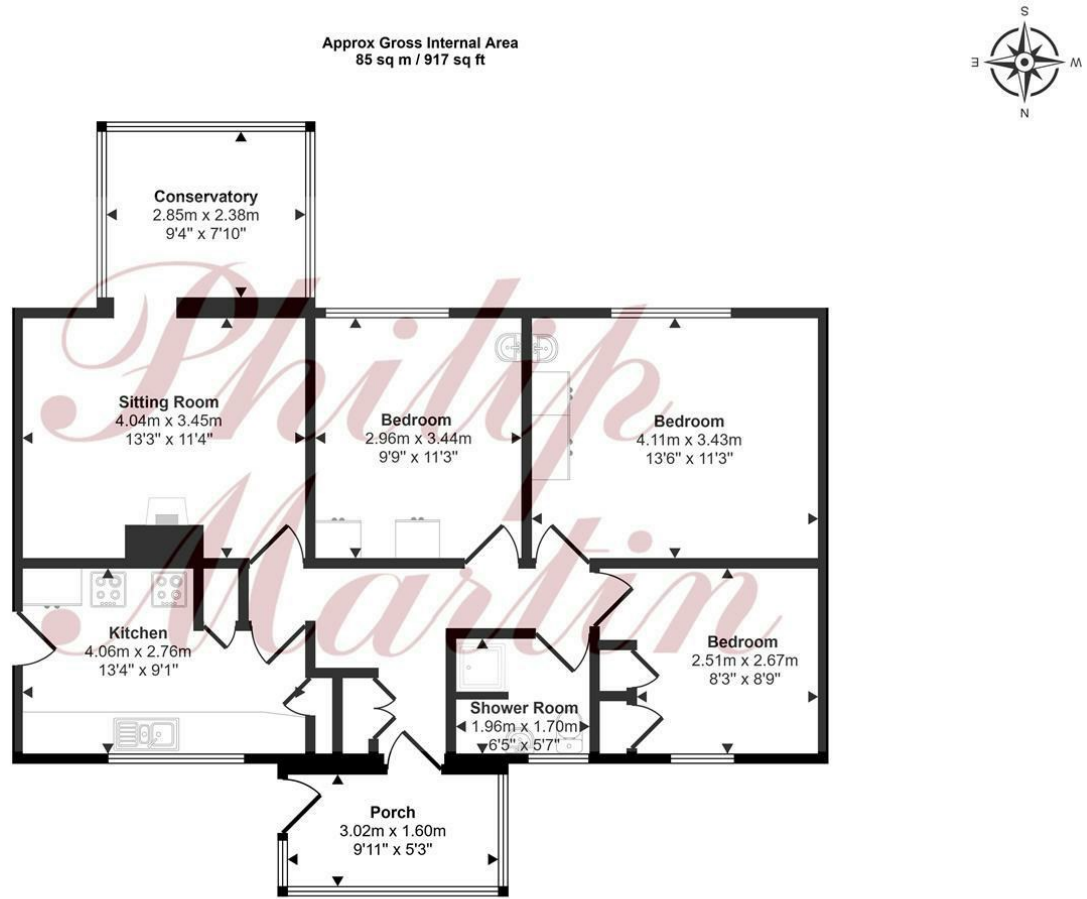


WEST PENTIRE, CRANTOCK



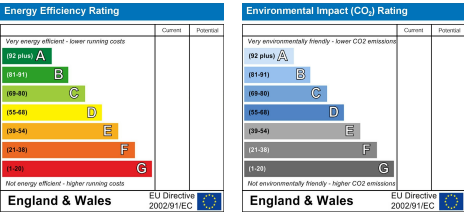
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- DETACHED BUNGALOW
- UNOBSTRUCTED SEA VIEWS
- RARE OPPORTUNITY
- REDEVELOPMENT POTENTIAL
- SUBSTANTIAL PLOT
- SOLD WITH NO CHAIN

ENERGY PERFORMANCE RATING



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- (a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



SEASCAPE, WEST PENTIRE,, CRANTOCK, NEWQUAY, TR8 5SD

SUBSTANTIAL DETACHED BUNGALOW WITH SPECTACULAR SEA VIEWS & HUGE REDEVELOPMENT POTENTIAL

Seascape is a rarely available package comprising a detached bungalow situated in a truly wonderful position on the edge of the desirable north coast village of Crantock. Occupying a substantial plot of approximately one third of an acre, enjoying spectacular, unobstructed views across Crantock Beach, the surrounding cliffs and the Atlantic Ocean. The property is of non-standard/substandard construction and, is therefore not suitable for conventional mortgage purposes and is offered for sale to cash buyers only. However, subject to the necessary planning consents, there is significant scope to replace the existing dwelling with an individually designed detached house, creating an exceptional coastal home in one of Cornwall's most sought-after locations. Viewing is strongly recommended.

GUIDE PRICE £700,000

THE PROPERTY

This three bedroom detached bungalow occupies a remarkably generous plot of approximately one third of an acre in a highly desirable position on West Pentire Road. The existing accommodation provides three bedrooms, although the property is of non-standard/substandard construction and therefore is not considered suitable for mortgage purposes. The property is consequently offered for sale to cash purchasers only. The package is a rare opportunity to the market due to its exceptional setting and substantial plot, with far-reaching and unobstructed views towards Crantock Beach, the cliffs of the Newquay coastline and out across the Atlantic Ocean. The site offers considerable scope, with the potential, subject to obtaining the necessary planning permissions, to replace the existing bungalow with a substantial modern detached dwelling. The opportunity to create a unique coastal property, taking full advantage of the elevated position and magnificent outlook, is one which should not to be missed.

CRANTOCK

Crantock is one of Cornwall's most highly regarded coastal villages, famed for its magnificent sandy beach, dramatic coastline and unspoilt character. The village is situated immediately to the west of Newquay and enjoys a wonderful combination of village amenities and easy access to some of the county's most spectacular coastal scenery. Crantock Beach is renowned for its golden sands and spectacular setting, with the coastline providing an outstanding environment for walking, surfing and enjoying the Atlantic seascape.

NEWQUAY

Newquay is one of Cornwall's most renowned and sought-after coastal towns, famous for its spectacular

beaches, dramatic Atlantic coastline and vibrant atmosphere. The town offers an excellent range of shopping, dining and leisure facilities, together with cafés, restaurants, bars, independent businesses and a good range of schools and everyday amenities. Renowned for its surfing heritage and iconic Fistral Beach, Newquay provides superb opportunities for surfing, walking and enjoying the surrounding coastline, whilst its excellent transport links and proximity to Newquay Airport make it an increasingly popular location for both permanent and second-home ownership. With its unique combination of stunning coastal scenery, exceptional beaches and vibrant year-round appeal, Newquay remains one of Cornwall's most desirable coastal destinations.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

FRONT PORCH

ENTRANCE HALLWAY

KITCHEN

13'3" x 9'0" (4.06m x 2.76m)

SITTING ROOM

13'3" x 11'3" (4.04m x 3.45m)

CONSERVATORY

9'4" x 7'9" (2.85m x 2.38m)

BEDROOM

13'5" x 11'3" (4.11m x 3.43m)



BEDROOM

11'3" x 9'8" (3.44m x 2.96m)

BEDROOM

8'9" x 8'2" (2.67m x 2.51m)

SHOWER ROOM

6'5" x 5'6" (1.96m x 1.70m)

OUTSIDE

To the front of the property is a driveway providing off road parking for numerous vehicles, leading up to the detached single garage. There are large gardens to both front and rear, mainly laid to lawn. The front garden naturally enjoys a tremendous view whilst the rear garden is completely enclosed and therefore perfect for children and pets.

SERVICES

Mains water, electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceed into and through the village of Crantock and head towards The Bowgie Inn via West Pentire Road. Seascape can be easily identified on the left hand side where a Philip Martin for sale board has been erected.

