



ROHRS & ROWE

5 Island Reach
Island Crescent
Newquay
TR7 1DZ

- Striking contemporary coastal townhouse
- Panoramic sea views across Newquay Bay and the north Cornwall coastline
- Double-aspect rooms enhancing natural light and coastal outlooks
- Superb open plan kitchen / dining room and sitting room
- Top-floor snug opening onto a large balcony / roof terrace
- Air source heat pump, solar photovoltaic panels and triple
- 21' integral garage and further secure parking
- Flexible accommodation with potential for up to five bedrooms
- EPC A
- Council Tax Band G



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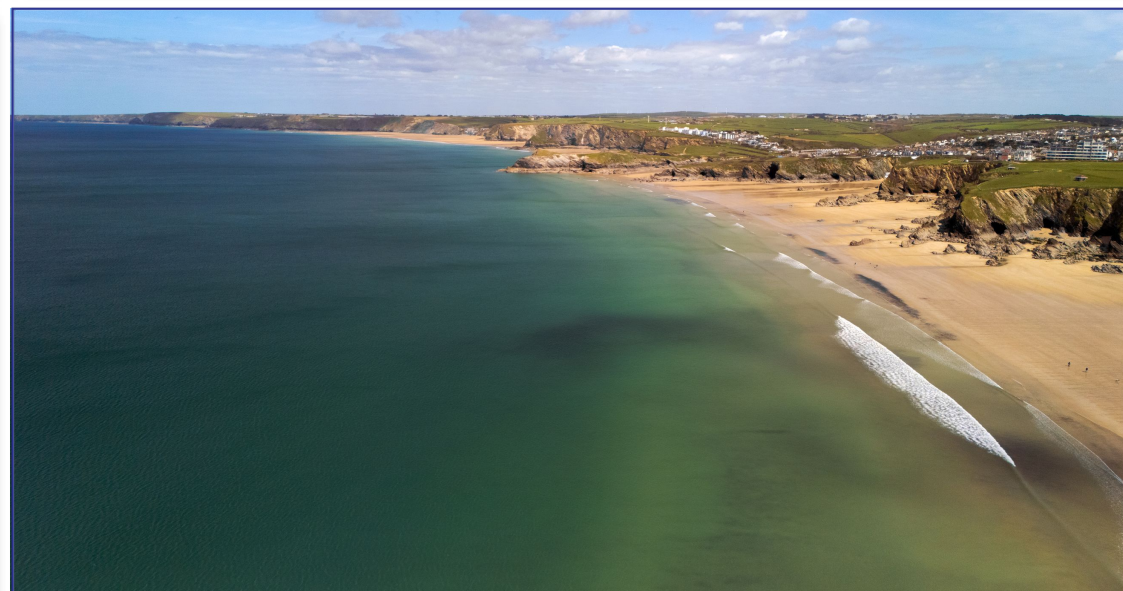
A striking contemporary coastal home with panoramic sea views, a spectacular roof terrace, integral garage and secure parking, just moments from Newquay's beaches. 5 Island Reach occupies a prominent position within this acclaimed development, enjoying superb views across Newquay Bay, the Island, Towan Beach, Great Western Beach and the North Cornwall coastline. Extending to approximately 2,248 sq. ft., the property is arranged over five floors and is unique within the development, with double-aspect rooms creating exceptional natural light and broader coastal views.

The versatile accommodation offers up to five bedrooms or a choice of additional reception spaces. The ground floor includes a games room/bedroom, shower room and access to the substantial integral garage. The first and second floors provide four further bedrooms, including the generous principal bedroom, together with excellent bathroom provision. The third floor forms the impressive principal living space, with a substantial double-aspect sitting room and open-plan kitchen/dining area featuring a sleek contemporary kitchen and large central island, all positioned to maximise the wonderful outlook.

Above, a private sun room/snug with bi-folding doors opens directly onto the generous roof terrace, where panoramic views extend across the bay, beaches and coastline. The property also features solar panels, an air source heat pump, underfloor heating, triple glazing and Loxone smart-home technology. An integral garage and additional secure gated parking space complete this exceptional, low-maintenance coastal home, ideally suited as a permanent residence, lock-up-and-leave retreat or holiday property.







LOCATION

Island Reach occupies a superb position on Island Crescent, above Towan Beach and Great Western Beach, in the heart of Newquay's celebrated coastal landscape. Newquay is one of Cornwall's best-known coastal towns, renowned for its sandy beaches, surfing, dramatic cliff-top scenery and vibrant year-round lifestyle. Towan Beach and Great Western Beach are within a short walk, while Fistral Beach, Newquay Golf Club, the harbour, coastal paths and a wide choice of restaurants, cafés and leisure facilities are also easily accessible.

Watergate Bay lies just over three miles up the coast, with Mawgan Porth, Porthcothan, Trevose and Padstow all within reach. Cornwall Airport Newquay provides useful regional and national connectivity, while the branch line railway links Newquay with the mainline network.

DISTANCES

Towan Beach: 100 yards | Newquay town centre: 200 yards | Fistral Beach: 1 mile | Newquay Golf Club: 1 mile | Lusty Glaze Beach: 1.5 miles | Watergate Bay: 3.5 miles | Crantock Beach: 4 miles | Cornwall Airport Newquay: 6 miles | Truro: 13 miles. (Distances are approximate)





Little Idless, Idless, Truro, TR4 9QR

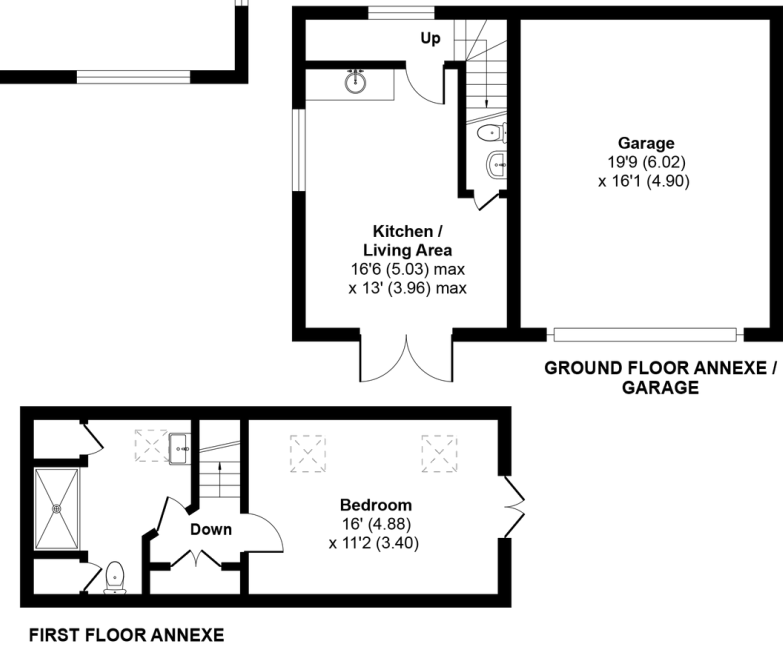
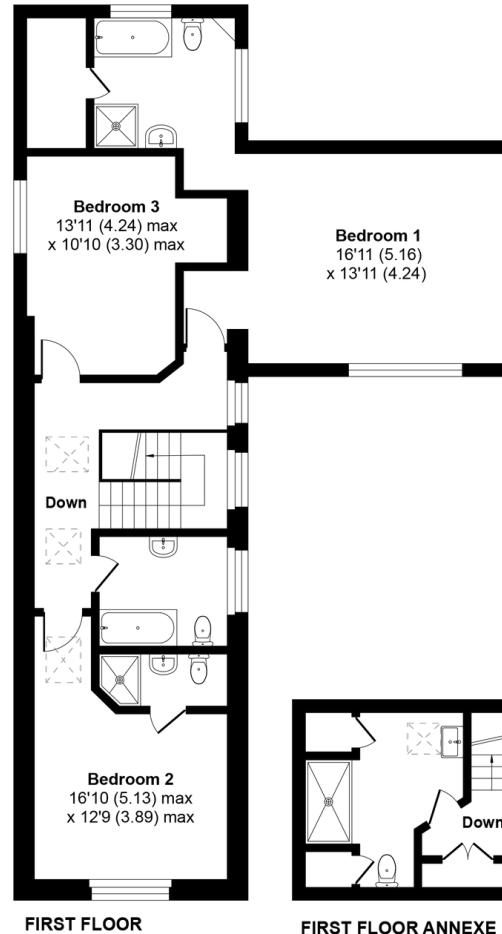
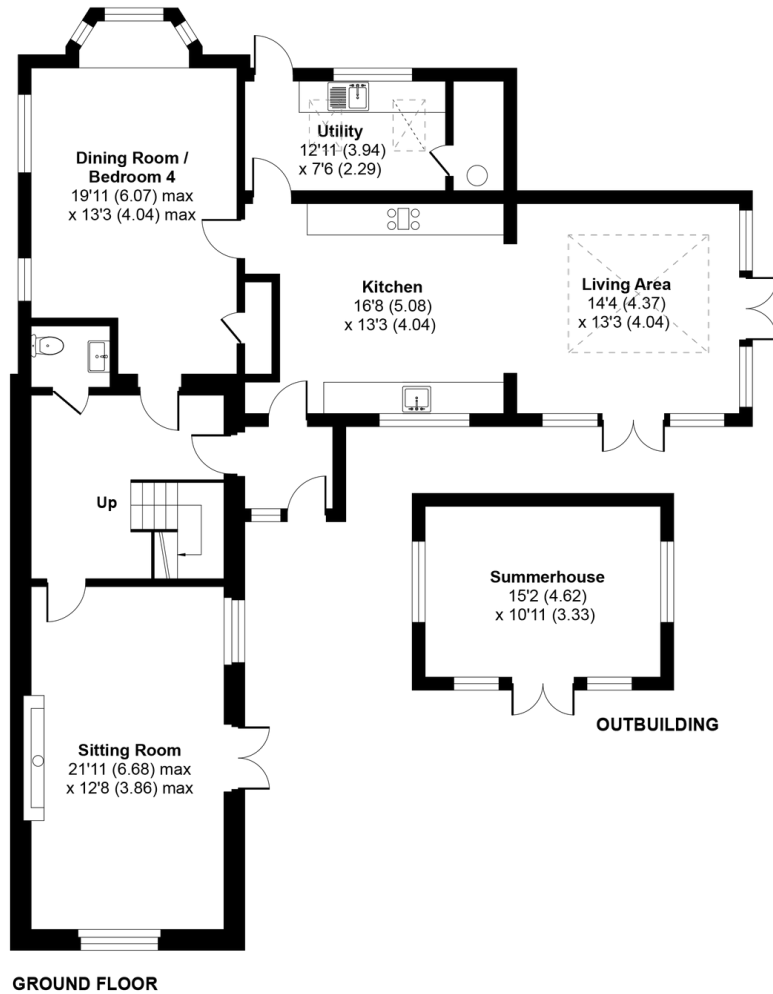
Approximate Area = 2605 sq ft / 242 sq m (includes garage)

Annexe = 591 sq ft / 55 sq m

Outbuilding = 166 sq ft / 15 sq m

Total = 3362 sq ft / 312 sq m

For identification only - Not to scale





Services: Mains water, electricity & drainage. Air source heat pump heating.

Directions: What3words: ///mailing.coconut.revamped

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