



ROHRS & ROWE

7 Woodlands
Pentire Crescent
Newquay
TR7 1UX

- Front-row position within the exclusive Woodlands development
- Superb southerly views across The Gannel Estuary towards Crantock beach
- Four generous bedrooms
- Superb open-plan kitchen, dining and living room
- Two balconies and private garden
- Secure gated development
- Two allocated parking spaces
- Access from the communal grounds onto The Gannel
- Private storage for paddleboards, kayaks, bikes, golf clubs and beach equipment
- EPC B
- Council Tax Band G



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Occupying a coveted front-row position within the exclusive gated Woodlands development, this stylish modern coastal home enjoys magnificent southerly views across The Gannel Estuary towards the Crantock dunes and surrounding National Trust countryside. Set on Pentire Headland, it offers an exceptional connection to the water while being just a five-minute walk from renowned Fistral Beach.

Extending to approximately 1,853 sq ft, the beautifully balanced accommodation is arranged over three floors. The top-floor entrance level features a boot room, cloakroom and superb open-plan kitchen, dining and living space, where extensive glazing frames the estuary views and doors open onto a full-width balcony terrace. The middle floor provides two generous double bedrooms, including the principal suite with built-in wardrobes, luxurious en suite bathroom and private balcony. The second bedroom also enjoys water views and an en suite shower room. Two further versatile bedrooms, a shower room, utility, coffee station/wine room and useful storage occupy the lower ground floor, with direct access to the private garden terrace. Underfloor heating, comfort cooling and smart-home technology enhance the contemporary specification.

Outside are private terraces, two secure allocated parking spaces with EV charging, landscaped communal grounds and direct access to The Gannel for paddleboarding, kayaking and swimming. A dedicated private storage unit provides ample space for watersports, cycling and beach equipment, completing an outstanding year-round home, holiday retreat or lock-up-and-leave coastal property.







LOCATION

Woodlands occupies a superb position on Pentire Crescent, one of Newquay's most desirable coastal addresses, overlooking The Gannel Estuary and within easy reach of Crantock Beach, Fistral Beach and Pentire Headland. The Gannel is one of the area's most picturesque coastal settings, with its tidal waters, sandbanks and surrounding countryside creating an ever-changing outlook. At high tide it is popular for paddleboarding, kayaking and swimming, while low tide reveals expansive sands and wonderful walks towards Crantock. The South West Coast Path is nearby, providing spectacular walks around Pentire Headland and along the North Cornwall coastline, while Lewinnick Lodge and Newquay Golf Club are also within easy reach. Newquay town centre offers an excellent range of shops, cafés, restaurants

DISTANCES

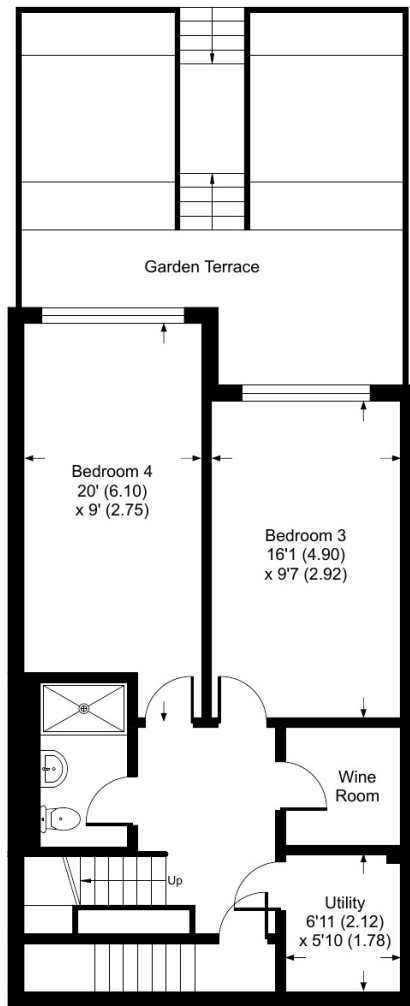
Fistral Beach: approximately 400 meters | Crantock Beach: (via Fern Pit Café walkway): approximately 0.6 miles | Newquay town centre: approximately 1.25 miles | Cornwall Airport Newquay: approximately 7 miles | Truro: approximately 14 miles



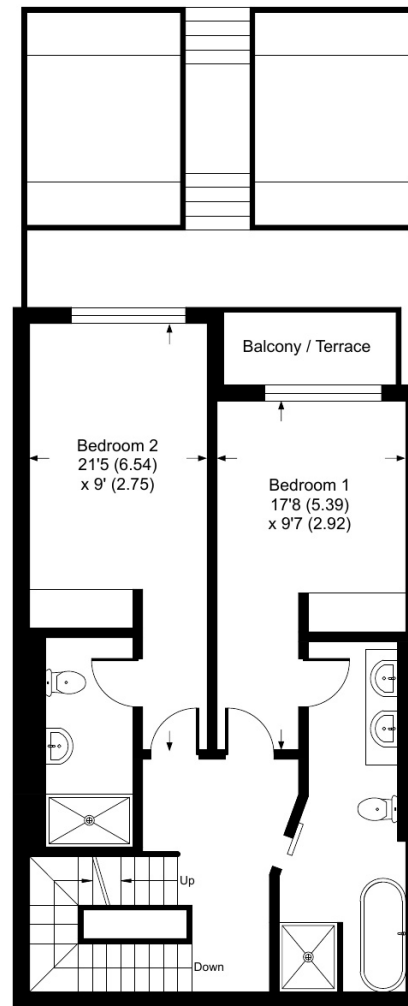


Woodlands Pentire Crescent, TR7

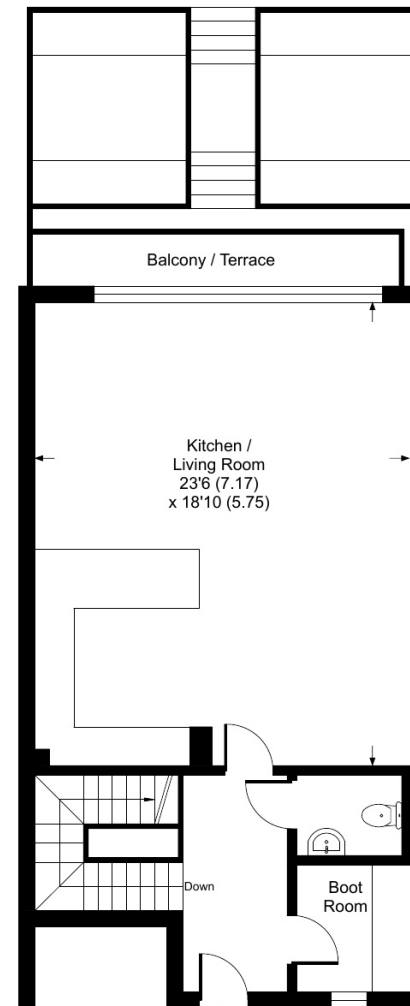
Approximate Gross Internal Area = 172.1 sq m / 1853 sq ft



Ground Floor



First Floor



Second Floor

IN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water, electricity & drainage. Gas central heating.

Directions: What3words: ///holly.redeemed.comedians

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