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**Jackie Stanley**  
ESTATE AGENTS



**10 The Watermark, Porth**  
**£275,000**  
Semi Detached, Fully Furnished Holiday Home  
Direct Access to Porth Beach & Coast Path  
Two Double Bedrooms with En Suite Bathrooms  
Contemporary Living Space & Fully Equipped Kitchen  
Enclosed Decked Courtyard & First Floor Balcony  
Allocated Parking Space  
Currently a very Successful Holiday Rental with Bookings to be Honored

This low maintenance and fully furnished two bedroom holiday home with distant sea views and allocated parking is situated in a fabulous location with direct access to Porth Beach & the South West Coast path. Perfect as an investment or second home near the sea.

For further information about this property please visit our office or call us on

**01841 532555**



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10 The Watermark is a low maintenance holiday home superbly located on a private headland within walking distance to the beach. The property is part of a small development within the Glendorgal Estate, benefiting from direct access to Porth beach and the South West Coast path.

The property is arranged as an 'upside down' design to make the most of the distant sea views from the first floor. On the ground floor the master bedroom is complete with an ensuite shower room and sliding doors giving access to the enclosed courtyard. The second bedroom is currently arranged as a twin room with an ensuite bathroom.

The open plan first floor is light, spacious and perfect for entertaining with a sitting area, dining area and fully equipped kitchen. The kitchen is complete with a gas hob, electric oven, stainless steel sink unit and space for a dishwasher, fridge/freezer and washing machine.

There is a fully enclosed and decked courtyard garden accessed via the main bedroom with plenty of space for a table and chairs, perfect for alfresco dining. A balcony is located off the first floor dining area, with limited sea views. One allocated parking space can be found in the communal carpark, with a pathway leading to the property. Services to the property include mains gas, water, electricity and drainage. The property is subject to a 999 year lease from 2004 while an approximate service charge, ground rent and buildings insurance of £1,800 per annum is applicable.

10 The Watermark is situated just 100 meters from two magnificent golden sandy beaches at Porth and Lusty Glaze, on the outskirts of Newquay. The locality is designated an area of outstanding natural beauty and yet is only a ten minute walk from the extensive array of shops, restaurants, bars and cafes of the town which also offers a cinema, zoo, aquarium, aqua park and boating lake. The next bay along from Porth is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions such as a variety of restaurants and The Extreme Academy sports school offering a great range of sports and activities.

To find 10 The Watermark, from the A39 head towards Newquay along the A3059 and onto Henver Road. Head straight over the double mini roundabouts and continue along Henver Road. As the road bends round to the left, turn right onto Lusty Glaze Road. Take the next left following the signs to Glendrogal, pass the Lusty Glaze carpark and take the entrance on the left to the Glendorgal Estate. The carpark can be found along on the right hand side. The property is approximately 150 yards from the carpark via a pathway. The postcode for satellite navigation is TR7 3AS.

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