

# 101 Pentire Avenue

NEWQUAY



**Jackie Stanley**  
ESTATE AGENTS







- ***Sought After Coastal Location***
- ***Moments from the World Famous Beach of Fistral & the Stunning Gannel Estuary***
- ***Contemporary Three Bedroom Detached Bungalow***
- ***Enclosed Garden & Detached Garden Room***
- ***Attached Garage & Ample Driveway Parking***
- ***Planning Permission for a Bespoke 3,020 Square Foot Contemporary Remodel - PA22/11321***
- ***Situated on the Outskirts of Vibrant Newquay***



Situated on the Pentire peninsular on the outskirts of vibrant Newquay and moments from world famous Fistral beach, is 101 Pentire Avenue. This fabulous position affords immediate enjoyment of the protected headland of Pentire, located between the stunning Gannel Estuary and revered surfing beach of Fistral.

101 Pentire Avenue is a three double bedroom detached bungalow, more recently modernised to provide comfortable and stylish accommodation with quality fixtures and fittings.



The accommodation comprises a beautiful open plan living space, sleek modern and equipped kitchen, freestanding wood burner, plenty of versatile space and ample natural light. French doors open onto raised decking at the rear which stretches the width of the property. There are three double bedrooms alongside a stylish en-suite shower room and a second shower room.

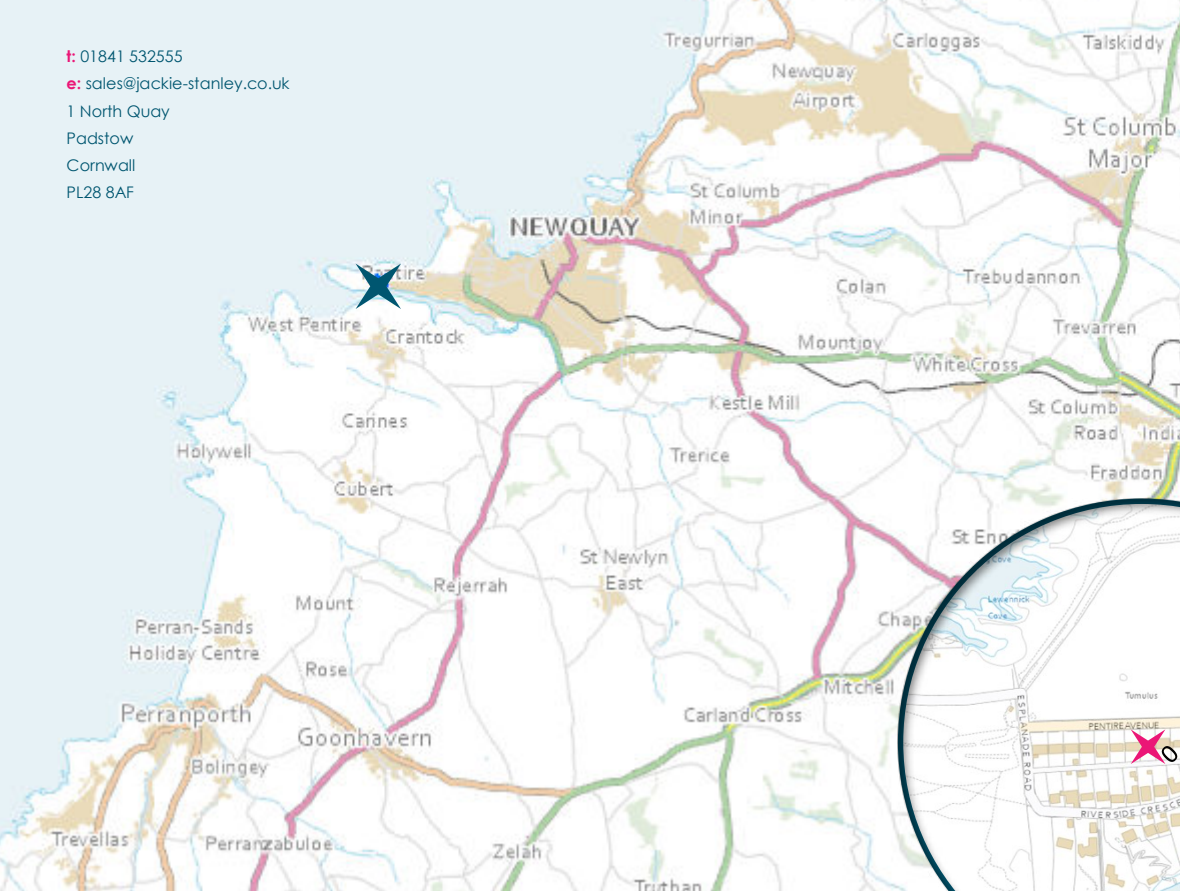
The rear garden is enclosed with wall and fence boundaries and is mostly laid to lawn. To one side is a purpose built garden room/studio/summerhouse with kitchenette, living space and shower room. To the front of the property is ample driveway parking, lawn and boundary wall. The garage is attached to the side of the house with sectional doors. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council tax band D.

Furthermore, in February 2023 the vendors were granted planning permission for comprehensive alterations and extensions in order to transform the existing property into an impressive 3,020 square foot architecturally designed coastal home.

**101 Pentire Avenue, Newquay**  
**TR7 1PF**  
£850,000 guide



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"Situated on the Pentire Peninsula on the outskirts of vibrant Newquay and moments from the world famous Fistril Beach"

GROUND FLOOR  
 1443 sq.ft. (134.0 sq.m.) approx.

101 Pentire Avenue is superbly situated on the Pentire peninsular on the outskirts of vibrant Newquay, which affords immediate enjoyment of the protected headland of Pentire, located between the stunning Gannel Estuary and world famous surfing beach of Fistril.

The locality is designated an area of Great Landscape Value and yet is only a ten minute walk from the extensive array of shops, restaurants, bars and cafés of Newquay which also offers a cinema, zoo, aquarium, aqua park and boating lake. Newquay has good public transport links with bus and rail services while Newquay airport is just seven miles distant providing both domestic and international flights.

To find 101 Pentire Avenue, from Mount Wise roundabout head west along Pentire Road signposted to Pentire. Follow the road for approximately 0.9 miles as it becomes Pentire Avenue. 101 can be found along on the left hand side. The postcode for satellite navigation is TR7 1PF. What3words: documents.ends.gosh

