



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10128

Offers around £850,000

Apartment 9,  
Fistral Blue, Newquay, Cornwall, TR7 1FX

LEASEHOLD



**Situated in this iconic frontline building, arguably the finest positioned development on the north coast of Cornwall, moments from the world famous surfing beach at Fistral, the Headland Hotel and opposite Newquay Golf Course. Offering 3 bedroomed, 2 bath/shower roomed accommodation with a full width balcony and the most mesmerising and captivating views over the golf course, Fistral beach, Pentire Headland, the Headland Hotel and to Trevoze Headland. This is an exceptional opportunity to secure one of the finest apartments in this world class location.**







### **SUMMARY OF ACCOMMODATION**

Broad entrance hallway, L-shaped living/dining room and kitchen with balcony access, principal bedroom, Jack and Jill bathroom, 2 further double guest bedrooms, family bath/shower room, 35' long balcony.

**Outside** Secure gated parking, communal surf shower, secure gated pedestrian access onto Headland Road and down to the beach.

### **DESCRIPTION**

Fistral Blue is an iconic development of 18 apartments built in 2015 in the most mesmerising of locations just above the entrance to Fistral beach and next to Newquay Golf Course, with exceptional views over the iconic surfing beach, Pentire Headland, the golf course and out towards Trevoze Headland.

Apartment 9 is situated on the second floor of the building which is accessed via secure electronic gates which open into the parking area where there is allocated parking for the apartment.

Access is via stairs or lift to the communal walkway which gives access to the apartment itself.

The entrance opens into a broad hallway with double doors opening into the main reception room.

The open-plan living and entertaining area has a wall of glass and doorway out onto the full width balcony with the most sumptuous and mesmerising views which take in the golf course, Fistril beach, Pentire, the Headland Hotel and out Trevoze Headland. To one side the well appointed kitchen has a comprehensive range of fitted units and worksurfaces with appliances including oven, hob and microwave, wine cooler, fridge/freezer, dishwasher and washing machine.

The reception area has space for a sizeable dining room table and there is a feature gas fireplace to one side.

Access opens out onto the balcony which is about 35' in length and enjoys the most captivating and everchanging views.

The principal bedroom is located on the seaward side with the views and access out onto the balcony and has an adjoining Jack and Jill shower room which can be shared with a further double bedroom.

There is a third double bedroom which has a view along the coast to the east and there is a family shower/wc serving this room.

The apartment has been used as a much cherished holiday home by the current owners and is impeccably presented with underfloor heating and high quality fixtures and fittings throughout.

To the outside the apartment benefits from its own secure allocated parking space and there is a communal surf shower and pedestrian access out onto Headland Road and to the entrance to Fistril beach.

The flat has a full width balcony from which to enjoy the views and the most spectacular of sunsets.





## **LOCATION**

Fistral Blue is undoubtedly situated in one of the finest north coast positions and represents an exceptional opportunity to secure a superlative apartment in a world class location adjoining the golf course, Fistral beach and access to the beaches and coast path nearby.

Fistral beach is a world renowned and world class surfing beach - the home of British surfing and is a long sandy beach with dunes which is superb in summer and spectacular in winter. The entrance to the highly regarded Headland Hotel is adjoining Fistral Blue and the hotel has undergone extensive improvements with a redeveloped leisure club and spa with annual memberships available. Newquay Golf Course runs the length of Fistral beach and is moments away and provides a wonderful challenge and equally superlative views of the sea whilst enjoying its challenges.

Fistral Blue is located at the northern end of Fistral beach and there are a number of dining options including the excellent Fish House, Rick Stein alongside other restaurants and bars to enjoy the outlook. Newquay has undergone significant improvements in recent years and now offers an eclectic mix of dining opportunities in the town all within walking distance, and of course there are plenty of other places to explore along the coast. The town owes much to its surfing heritage with people travelling from all over the world to enjoy the challenges of the waves and the shopping and entertainment the town has to offer. The annual Boardmasters Festival is a rite of passage and attracts famous performers from all around the world.

Communications are excellent with the recent improvements to the A30 road network and Cornwall Airport Newquay is about 15 minutes' drive away and offers a range of national and international flights.

Alongside the numerous beaches Newquay and this area has to offer, the South West Coast Path is nearby and this offers some of the finest coastal scenery in Cornwall.

**All in all, this is an apartment located in quite the most spectacular positions and rarely available.**

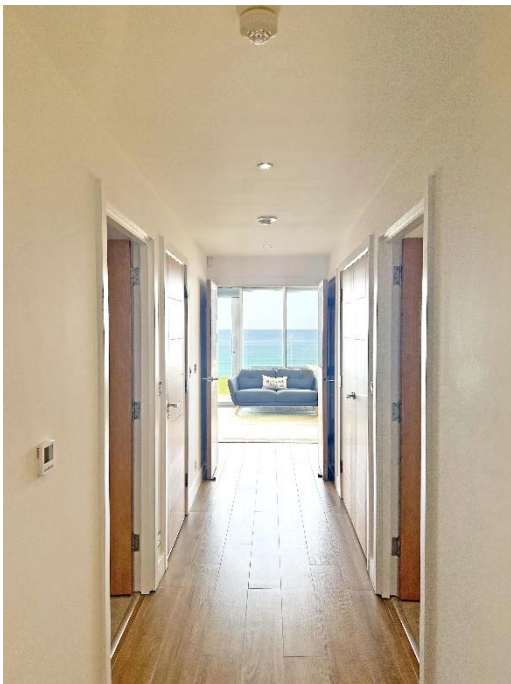


**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Electronically gated entrance to communal parking area, steps and lift to communal landing.

Front door into wide entrance hallway, inset spotlights, cupboard housing central heating boiler and fuse box, cupboard housing hot water tank, double doors through to:-

**LIVING / DINING ROOM / KITCHEN – 22' x 21'3"** A L-shaped room with a wall of full height windows enjoying the quite spectacular south west facing views taking in the golf course over Fistral beach to Pentire Headland, the iconic Headland Hotel and towards Little Fistral. The kitchen has a comprehensive range of white gloss fronted base and eye level units with complementary grey worksurfaces, inset Blanco sink unit with mixer tap over, Neff oven, hob and microwave with extractor, Caple wine cooler, fridge/freezer, dishwasher and washing machine.



The living area with space for dining room table and sitting room takes full advantage of the views and there is a feature gas fire to one side, ceiling spotlights and video controlled entry system. A doorway from the sitting area opens onto the sun balcony.





**PRINCIPAL BEDROOM – 12'7" x 10'10"** With a wall of full height windows and doorway out onto the sun terrace and taking full advantage of the views out over Fistril beach, to Pentire Headland towards the iconic Headland Hotel and beyond. Fitted wardrobes with hanging and shelving space.



**JACK AND JILL SHOWER ROOM** Of a particularly good size with fully tiled walls and floor, rain shower and separate attachment, floating wc and wall mounted wash hand basin.



**BEDROOM 2 – 12'3" x 11'5"** Window to the rear of the building. A range of fitted wardrobes with sliding doors and hanging and shelving space. Access through to the Jack and Jill shower room.

**BEDROOM 3 – 10'9" x 9'7"** With picture window to the rear with outlook towards Watergate Bay and surrounding coastline. With a range of fitted wardrobes with sliding doors.

**FAMILY SHOWER ROOM / WC** With tiled walls and floors, oversized walk-in double shower, floating wc, wall mounted wash hand basin, mirror with spotlights over, two heated towel rails.



## OUTSIDE

There is a vehicular and pedestrian access to the rear of the apartment with electric gate opening into the communal parking area. There is one allocated parking space for the apartment, a surf store and surf shower with a pedestrian gate opening onto Esplanade Road with access down to Fistral beach in moments.

### **BALCONY – 35' long**

This runs the full width of the apartment and can be accessed from the living room or the principal bedroom and enjoys the most spectacular of golf course, beach, Pentire and Headland Hotel views. It has a glass balustrade and exterior courtesy lighting.



## GENERAL INFORMATION

**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** TR7 1FX.

**SERVICES** Mains water, drainage, electricity and gas.



**COUNCIL TAX BAND** D (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**TENURE Leasehold** 999 year Lease from 1<sup>st</sup> January 2014. Remaining term of Lease 989 years. Ground Rent Payable – Peppercorn. Latest service charge payable – 1<sup>st</sup> February 2024 to 31<sup>st</sup> July 2024 £1,100.

**DIRECTIONS** Upon entering Newquay along Gannel Road, continue up the hill until you reach the roundabout. Go straight over onto Tower Road passing Newquay Golf Club on your left hand side. At the next mini roundabout towards Fistral Beach turning left onto Headland Road and the iconic apartment building is the last building on the right hand side just before the entrance to the Headland Hotel.

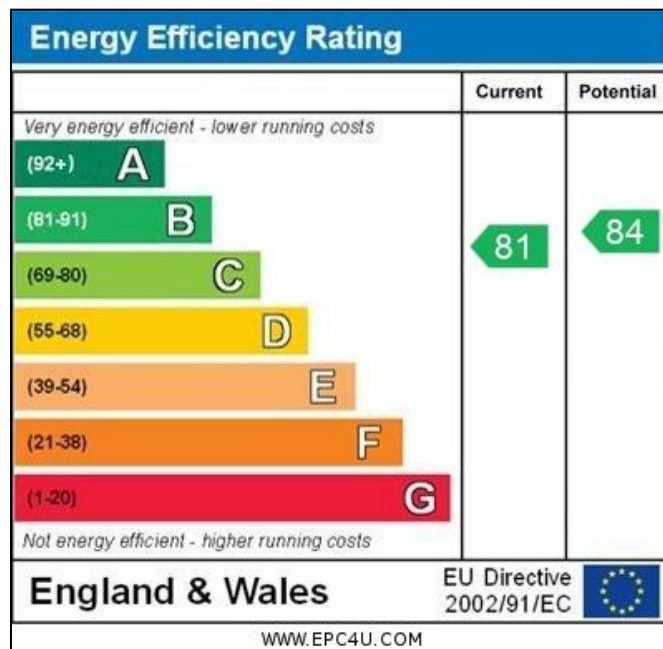
**AGENT’S NOTE 1** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**AGENT’S NOTE 2** Please note that the apartments at Fistral Blue cannot be holiday let

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



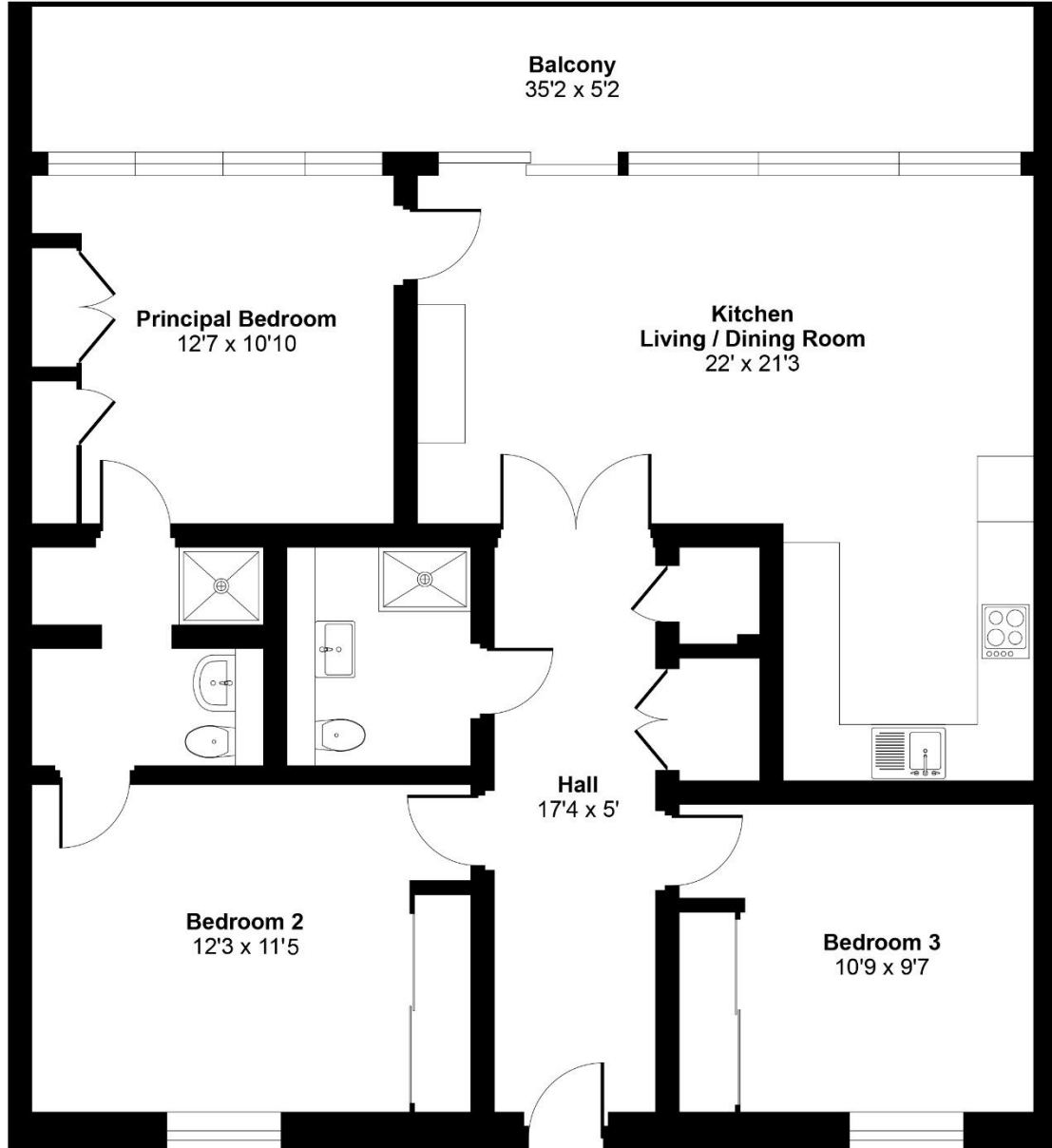


Not to scale – for identification purposes only.

# Headland Road, Newquay

Approximate Area = 1147 sq ft / 106.6 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lillicrap Chilcott. REF: 1165969

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