

# NEWQUAY PROPERTY CENTRE



A BEACHSIDE DETACHED HOME DIRECTLY OPPOSITE FROM PORTH BEACH, COMPLETELY UNIQUE IN DESIGN WITH FABULOUS VIEWS. FLEXIBLE LAYOUT, CURRENTLY TWO SEPRATE APARTMENTS, BUT EASY TO REVERT TO ONE FAMILY HOME. WRAP AROUND GARDENS, SUN TRAP BALCONIES AND PLENTY OF PARKING – NO CHAIN!



Morganna, Alexandra Road, Newquay,  
TR7 3NB

£650,000  
Freehold

our ref: CNN9378

01637 875161



# IN BRIEF...

- Type: House
- Style: Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: C
- Council tax band: TBC
- ALL MAINS SERVICES
- PRIME BEACHFRONT LOCATION
- FLEXIBLE & SPACIOUS LAYOUT
- CURRENTLY 2 APARTMENTS
- COULD BE ONE 5 BED HOUSE
- PANORAMIC OCEAN & VALLEY VIEWS
- SUN TRAP BALCONY
- HOLIDAY LET POTENTIAL
- GARDENS, GARAGE & PARKING
- NO ONGOING CHAIN



## OWNERSAYS...

“This would make a perfect family holiday home where owners could also holiday let the other apartment; I think it would potentially be very lucrative by doing that and a lovely home from home.”



## CONSIDER THIS...

WHAT WE LOVE: Don't miss this once-in-a-lifetime opportunity to own Morganna, your dream home in Porth, offering the perfect blend of coastal charm and countryside serenity. Embrace the potential to create your ideal living space and immerse yourself in the unparalleled beauty of the surrounding landscapes. Act now to secure this exceptional property and begin your journey to coastal living at its finest.



## MOREDETAIL...

**SUMMARY:** Introducing Morganna in Porth: Your Dream Home Opposite the Gorgeous Porth Beach! Welcome to Morganna, a breathtaking detached home nestled on a large, elevated plot, offering superb panoramic views of Porth Beach and the stunning Porth Valley.

This executive-style large, detached residence presents an exciting opportunity for buyers to make their mark. While the home may require a degree of general updating, envision the rare and utterly fulfilling project that lies ahead. Morganna offers a highly flexible layout, currently arranged as two spacious two-bedroom apartments but originally designed as one expansive family home. It's up to you to decide what suits your needs best, and with minimal alterations, the property can be easily transformed back into a magnificent two-storey home.

The current layout will undoubtedly pique the interest of investment buyers seeking a home and income in one. Additionally, it appeals to multi-generational families desiring to live together, yet separately, enjoying privacy while still being close. Moreover, the property is a stone's throw away from the beach, boasting a location that is second to none, and it's sold with no ongoing chain, making the buying process even more convenient for you.

As you approach Morganna, a large sloping driveway greets you, providing ample parking space. Step up to the main ground floor entrance, leading you into the current ground floor apartment. Inside, you'll discover a spacious hallway doubling as a dining space, a fitted kitchen, a light and bright lounge, two double bedrooms, and a refitted modern double shower suite.

A separate external side steps take you up to the first-floor apartment entrance, situated to the rear. This larger space offers even better vantages to take in the breathtaking views and features an impressive large sun trap balcony—a perfect spot for relaxation and enjoying the coastal scenery. Both apartments, however, are designed to enjoy the picturesque views throughout.

Morganna is equipped with UPVC double glazing and gas-fired central heating, ensuring a cosy and energy-efficient living environment. The lush gardens surrounding the property although somewhat overgrown will enchant any gardener's heart, with secluded decks and tucked-away places to sit, providing a serene escape within your own home. Additionally, you'll find a wide variety of native and tropical plant species, awaiting your personal touch to reveal their beauty after a bit of hard work and tidying up.

This property also comes with a garage, perfect for family storage needs, although it's not suitable for a car due to its restricted head height. Nonetheless, it remains an invaluable space for storing your belongings.



## THELOCATION...

**LOCATION:** Newquay is home to many fabulous beaches, but easily one of the best is Porth situated approximately a mile and a half away from the main town centre of Newquay. A beautiful family friendly low-lying cove with a vast expanse of gorgeous golden sand, where you can always go to find your own space. Offering safe bathing, seasonal lifeguards, rock pools to play in, caves to explore, beachside pub/restaurant, and the mesmerising Porth Island where ramblers can walk the Southwest coastal path for miles.

Within an approximate 20-minute walk from Porth along the coastal path just before Watergate Bay you will find Trebulzue Farm; the annual location for Boardmasters music/surf festival, a 50,000-capacity music festival which is twinned with a WQS Surf competition held at the world famous Fistral beach. Coastal living in Porth as a location, offers the best of both worlds, the feeling of being in and amongst it and away from it all at one and the same time. There are useful daily amenities nearby and it's within catchment for the best schools, so it's no wonder why Porth is one of Newquay's most sought after and exclusive locations.

Newquay is a "Cornish Gem" with something for everyone! Perfectly positioned on the North coast with easy access road, rail or air links, and a vibrant town centre full of independent and national shops as well as a great range of quality restaurants and bars that is consistently voted one of the UK's most favoured seaside towns and a top holiday destination.



# THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## THE DIMENSIONS...

### Ground Floor Apartment

**Entrance Hall / Reception Area**  
23' 2" x 14' 5" x 6' 0" (7.06m x 4.39m) T-Shaped (Max Measurements)

**Kitchen**  
9' 11" x 7' 10" (3.02m x 2.39m)

**Lounge**  
15' 6" x 8' 7" (4.72m x 2.61m)

**Bedroom 1**  
14' 5" x 8' 11" (4.39m x 2.72m)

**Bedroom 2**  
10' 7" x 10' 5" (3.22m x 3.17m)

**Shower Room**  
9' 3" x 5' 4" (2.82m x 1.62m)

### First Floor Apartment

**Hall**  
13' 4" x 10' 4" (4.06m x 3.15m) L-Shaped (Max Measurements)

**Lounge/Diner**  
20' 0" x 18' 1" (6.09m x 5.51m) L-Shaped (Max Measurements)

**Kitchen**  
12' 1" x 7' 4" (3.68m x 2.23m)

**Bedroom 1**  
21' 3" x 8' 6" (6.47m x 2.59m)

**Bedroom 2**  
9' 3" x 7' 3" (2.82m x 2.21m)

### Shower Room

## MORE INFO...

call: 01637 875 161  
email: info@newquaypropertycentre.co.uk  
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.