

THE MODERN HOUSE



Newquay, Cornwall
£110,000 Leasehold

Atlantic Reach

This charming two-bedroom holiday home is just 15 minutes from Newquay's sought-after surf spots at Fistral, Tolcarne, and Towan beaches. Fully furnished, with private terraces and sunny front and rear balconies, it's a brilliant bolthole. Set within the communal gardens and acres of well-kept grounds of the Atlantic Reach Holiday Resort, the house is minutes' walk from the indoor and outdoor swimming pools, the spa, gym, and the clubhouse.

Please note: This house is registered as a holiday home situated on a designated holiday park and cannot therefore be occupied full-time or let on an Assured Shorthold Tenancy. It is currently used as a second home and as a successful holiday let. It can be occupied for a maximum period of 21 consecutive days at a time.

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The Tour

Atlantic Reach Holiday Resort and Leisure Club occupies the grounds of the former 19th-century Carworgie Manor house, six miles to the east of Newquay in north Cornwall. Positioned at the end of a run of terraced holiday homes built in the 1970s, the house is surrounded by well-maintained communal lawns, with the primary entrance accessed via the private front gardens on the north easterly facade.

The front entrance opens directly into the open-plan living space. Bookended by tall swathes of glazing, the ground floor level is wonderfully well-lit, with a natural flow between the inside and outside spaces. The interior has a fun, surf-inspired aesthetic, with timber-clad ceilings offset by monochrome chequered flooring underfoot; the staircase set to one side. The kitchen is defined by clean lines of cabinetry housing the appliances, compact and functional. The sitting area is arranged on the northerly side, where exposed brickwork has been painted white and sliding glass doors open the entire space to the rear terrace and gardens. A useful bank of storage has been built into the staircase.

Upstairs, there are two well proportioned double bedrooms and a family bathroom. Thoughtfully decorated, a restful shade of green is paired with cork on the walls. Both bedrooms have a good provision of storage and access to their own private balconies, looking north and south across the gardens on either side. Playful pops of pink follow through to the modern bathroom, which has a bathtub and a shower overhead.

Outdoor Space

There is a natural and easy flow between the interior and the private outside space. Both balconies are deep enough to sit and enjoy the elevated views with a morning coffee or an evening sundowner. For entertaining, barbeques, summer lunches, or sunbathing, the front and rear terraces and lawns catch both the midday sun and the glorious Cornish sunsets.

In addition to the immediate outside space, the communal gardens are well-maintained for residents to enjoy. The leisure facilities are minutes walk away, including the outdoor and indoor swimming pools (one of which is conveniently next door to the house), the clubhouse, gym, spa, and a nine-hole golf course. There are gym classes, an onsite restaurant, children's play areas, mini golf course and Cornwall Segway. The site has a 12 month licence and is open year round.

Private, off-street parking is also included as part of the leasehold.

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The Area

Newquay town centre is around 15 minutes' drive away or twenty-five minutes by bus. Located on the north coast of Cornwall, the town has long attracted surfers from across the world to its twelve impressive beaches, and has a wide selection of restaurants, cafés and cosy pubs; local favourites include Pavillion, Basket and The Two Clomes. The location provides easy access to the surrounding countryside and coastline including hikes and cycles along the South West Coast Path.

The sought-after town of Padstow can be reached in around 30 minutes by car. It offers an excellent selection of fresh seafood restaurants, cafes and bars, including Rick Stein's Seafood Restaurant, Paul Ainsworth at No6 and Prawn on the Lawn. The Pig Hotel at Harlyn Bay is also nearby, and Coombeshead Farm has an excellent menu defined by its nose-to-tail approach to eating. The geodesic biome domes at the Eden Project, designed by Nicholas Grimshaw in the late nineties, are around 35 35-minute drive inland. St Ives is reachable within an hour, and is a great choice for fresh seafood, from beach shack to white tablecloth, and, of course, Tate St Ives and the Barbara Hepworth Sculpture Garden.

Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Newquay's train station connects to Plymouth, with direct trains to London from here in just over three hours. Cornwall Airport (Newquay) also provides regular shuttle flights to London Gatwick, Stansted and many other seasonal European destinations.

Tenure: Leasehold Lease Length: approx. 963 years remaining Service Charge: approx. £2,155 per annum, which includes building's insurance, freeholders' administration charges, repairs to shared areas and the outside of the building, maintenance of communal gardens, access to the gym, leisure facilities and swimming pools. Council Tax Band: A

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.