



12 Whipsiderry Close

Porth, Newquay

Guide Price: £500,000

JB ESTATES

EST.  1971

12 Whipsiderry Close

Porth, Newquay, TR7 3LZ

A versatile opportunity to acquire a detached dormer style house occupying an enviable position overlooking Porth Beach. Ripe for development, 12 Whipsiderry Close would make for an exciting renovation or redevelopment project. There is approved Planning Permission (PA21/12724) to convert the existing dwelling into a four-bedroom contemporary beach house with a detached annexe to the rear of the property, both with sea views. EPC Band E.

- Currently a four-bedroom dormer style house with a large garden.
- Substantial elevated garden with sea views.
- Link attached single garage and driveway parking for up to two vehicles.
- Desirable coastal location just a short walk to Porth Beach and the local amenities.
- Exciting redevelopment potential for a four-bedroom contemporary new build.
- Planning reference - PA21/12724
- In all, approximately 1201.5 sq. ft (111.6 sq. mtrs)

Rock 7 miles, Polzeath 8 miles, Port Isaac 10 miles,
Newquay Airport 12 miles, Bodmin Parkway 13 miles, Exeter 70 miles

Viewings by appointment only

Guide Price: £500,000

FREEHOLD



Computer Generated Image



PROPERTY

Accessed via a private road, 12 Whipsiderry Close is a detached four-bedroom dormer style property overlooking Porth Beach, benefitting from far reaching beach and sea views. Accessed via a side entrance from the top of the driveway, the property comprises a fitted kitchen, separate and spacious light-filled living room with patio doors leading out to the front garden. One double bedroom and the family bathroom are also located on the ground floor. Upstairs, the property has two bedrooms which benefit from sea views. To the rear of the property, the elevated garden has a gently sloping lawn, mature hedging, and sea views.

THE ACCOMMODATION

GROUND FLOOR: Front door accessed at the side of the property | Entrance hallway | Fitted kitchen | Spacious Living Room with patio doors to the garden | Family Bathroom | Two Double Bedrooms

FIRST FLOOR: Hallway | Two Double Bedrooms

LOCATION

The seaside hamlet of Porth is situated on the North Coast of Cornwall, between Newquay and Watergate Bay. Flanked by two large headlands, this popular stretch of golden sand and turquoise water has Lifeguard cover May to September. Originally a small port for the surrounding villages, Porth is now a popular destination, particularly for those wishing to enjoy the sandy beach, which is perfect for swimming, kayaking and paddleboarding. The Mermaid Inn is set on the beach, with other popular restaurants in nearby Newquay, Watergate Bay and Padstow.

OUTSIDE

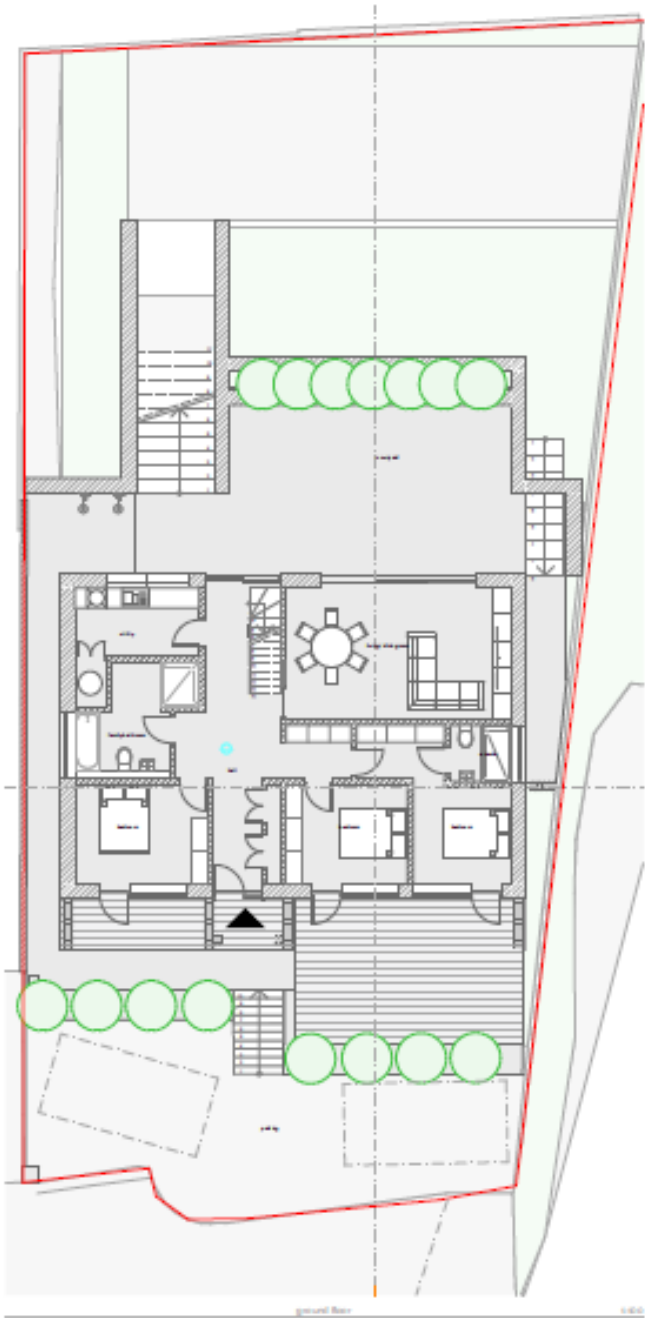
Block paved driveway to the front, with space to park at least two vehicles, as well as a sun-soaked patio and mature front lawn. To the rear of the property, is a sloping lawn and timber summerhouse accessed via steps, which benefits from far reaching sea view of Porth Beach and Porth Island.

SERVICES

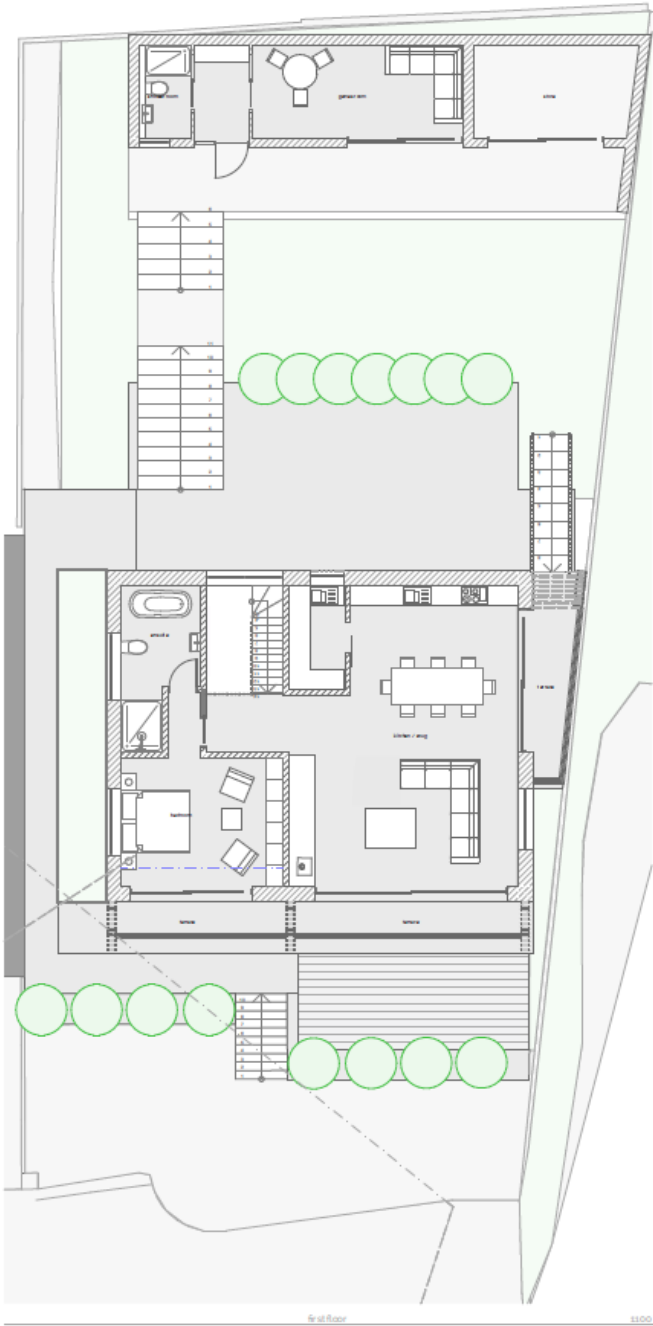
Mains water, drainage, and electricity. Mains gas central heating.



PA21/12724
LOCATION & PROPOSED FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

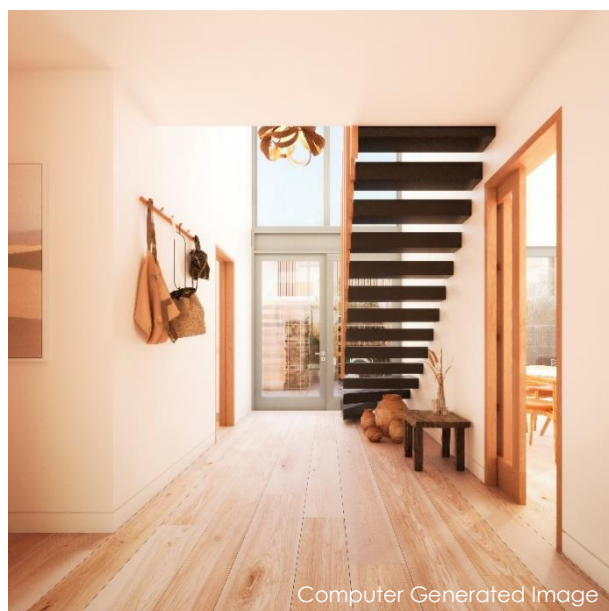
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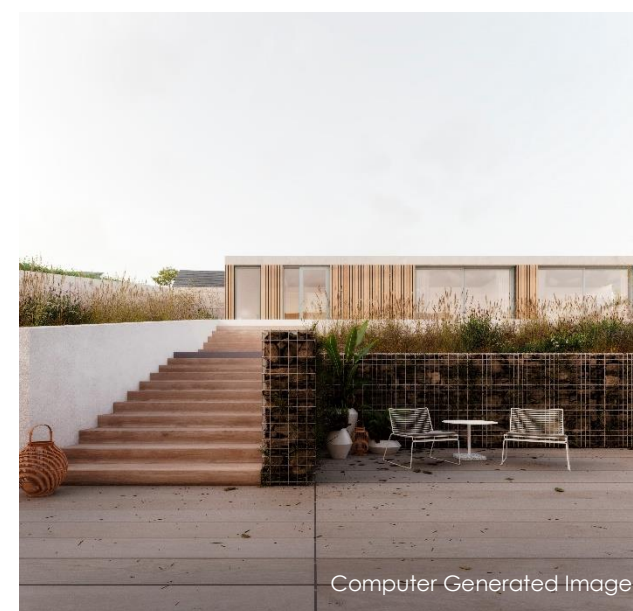
SIDE ELEVATION



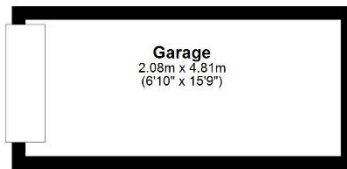
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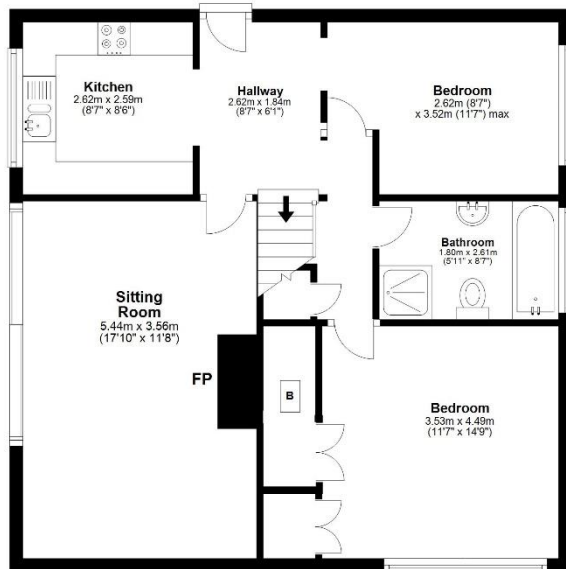


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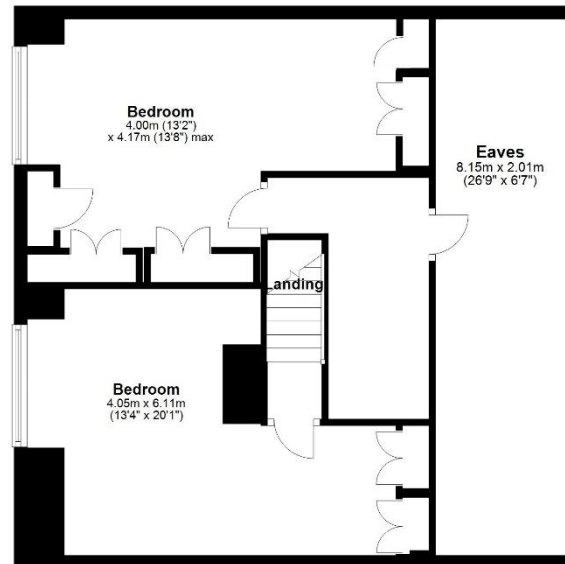
Ground Floor

Approx. 66.3 sq. metres (713.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 111.6 sq. metres (1201.5 sq. feet)

Floorplan for illustrative purposes only.
Total floor area excludes garage.
Measurements are approximate. Not to scale.



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