

11 The Watermark

PORTH



Jackie Stanley
ESTATE AGENTS



- **Semi Detached & Fully Furnished Holiday Home**
- **Direct Access to Porth Beach and South West Coast Path**
- **Two En-Suite Double Bedrooms**
- **Contemporary Living Space & Fully Equipped Kitchen**
- **Enclosed Garden & First Floor Balcony**
- **Allocated Parking Space**
- **Currently a Very Successful Holiday Rental with Bookings to be Honoured**

11 The Watermark is a low maintenance holiday home superbly located on a private headland within walking distance to the white sandy beaches of both Lusty Glaze and Porth. The property is part of a small development within the Glendorgal Estate, benefiting from direct access to the South West Coast path.

Extremely well presented, the property is arranged in a reverse living design to make the most of the impressive views from the first floor. The open plan first floor is light, generously spacious and perfect for entertaining with a sitting area, dining area and fully equipped kitchen. The kitchen is complete with a electric hob, electric oven, stainless steel sink unit and space for a

dishwasher, fridge/freezer and washing machine. A balcony is accessible from the open plan area providing great views of the beach at Porth, Porth Island and the ocean beyond.

On the ground floor are two double bedrooms both with a stylish en-suite bathroom and access to the enclosed garden at the rear.

The fully enclosed decking area provides plenty of space for a table and chairs, perfect for alfresco dining. One allocated parking space can be found in the communal carpark, with a pathway leading to the property. Services to the property include mains gas, water, electricity and drainage. The property is subject to a 999 year lease from 2004 while an approximate service charge, ground rent and buildings insurance of £1,800 per annum is applicable.

11 The Watermark is situated just 100 meters from two magnificent golden sandy beaches at Porth and Lusty Glaze, on the outskirts of Newquay. The locality is designated an area of outstanding natural beauty and yet is only a ten minute walk from the extensive array of shops, restaurants, bars and cafés of the town which also offers a cinema, zoo, aquarium, aqua park and boating lake. The next bay along from Porth is Watergate Bay, an extremely sought after beach location, with a hive of activity and many attractions such as a variety of restaurants and The Extreme Academy sports school offering a great range of sports and activities.



11 The Watermark, Porth
TR7 3AS
£325,000 guide

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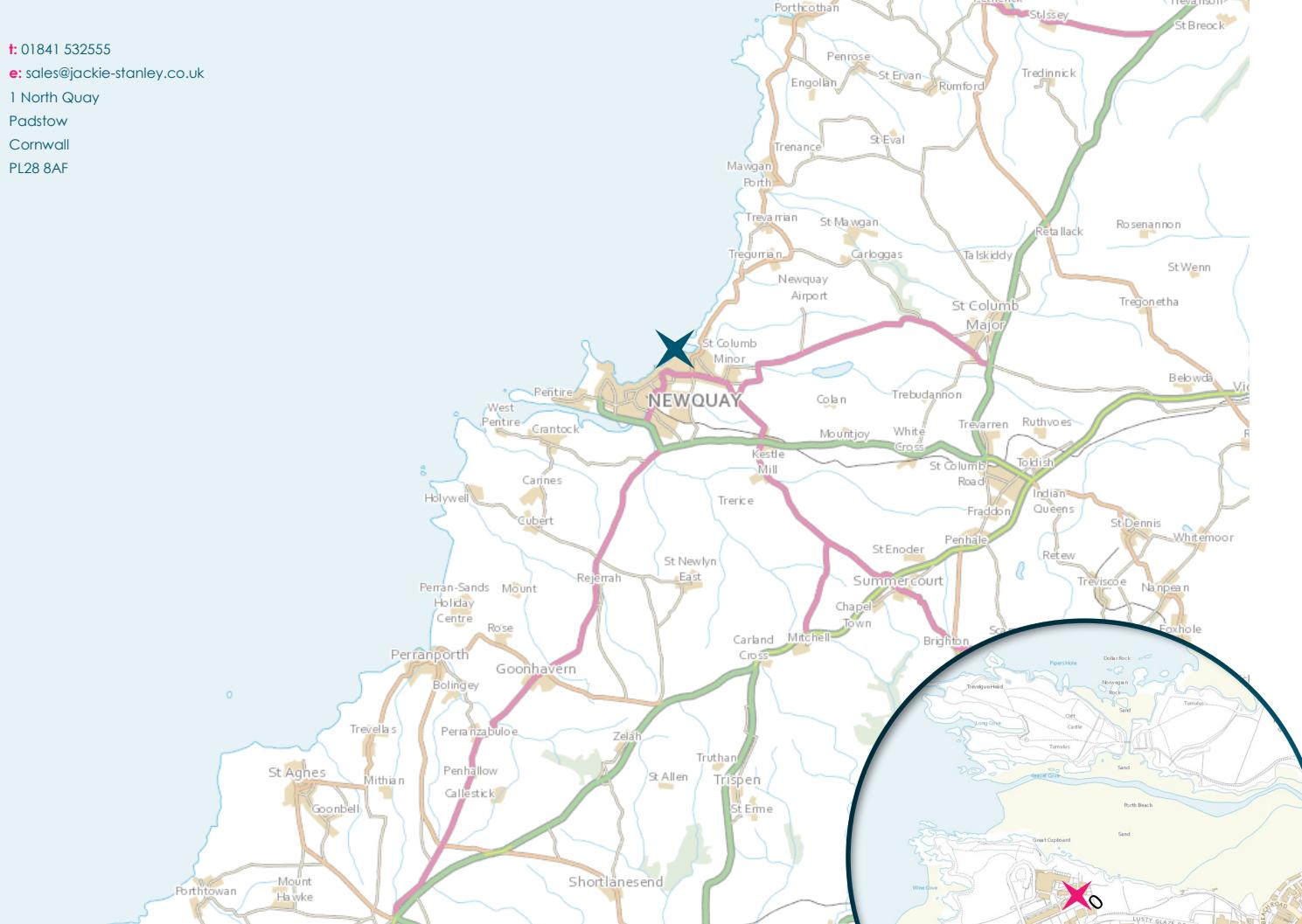
e: sales@jackie-stanley.co.uk

1 North Quay

Padstow

Cornwall

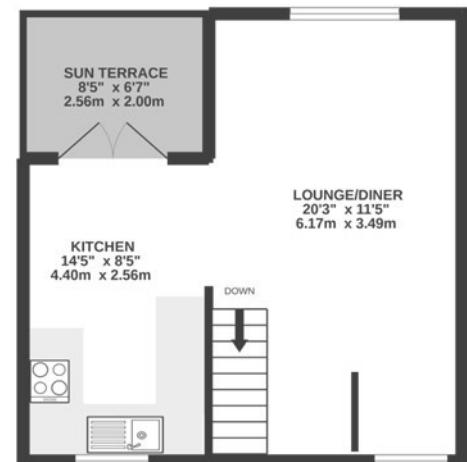
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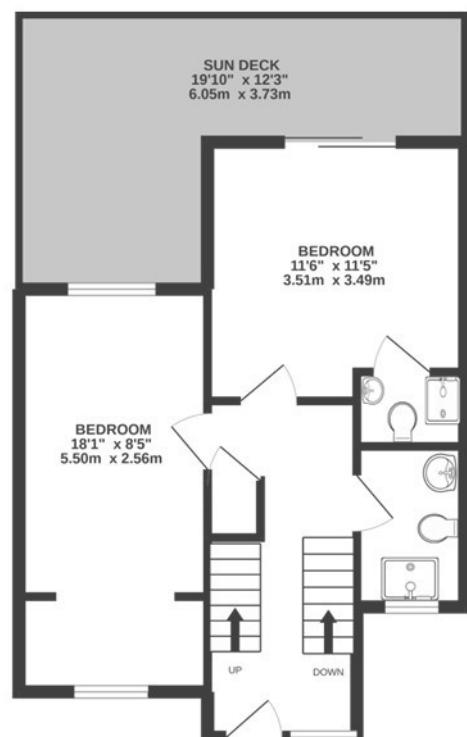
*"Light, generously spacious and
perfect for entertaining"*

To find 11 The Watermark, from the A39 head towards Newquay along the A3059 and onto Henver Road. Head straight over the double mini roundabouts and continue along Henver Road. As the road bends round to the left, turn right onto Lusty Glaze Road. Take the next left following the signs to Glendorgal, pass the Lusty Glaze carpark and take the entrance on the left to the Glendorgal Estate. The carpark can be found along on the right hand side. The property is approximately 150 yards from the carpark via a pathway. The postcode for satellite navigation is TR7 3AS.

1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 sq.m.) approx.