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COASTAL & COUNTRY

26 Cliff Edge Narrowcliff

, Newquay, TR7 2FX

Guide Price £975,000

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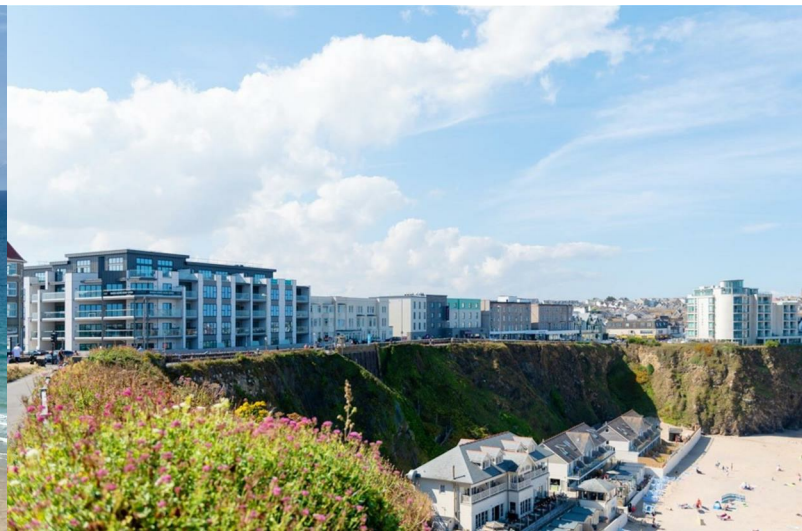

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Overview

A genuinely rare opportunity to acquire one of the finest penthouse apartments on the north Cornwall coast. Stellar, the penthouse at 26 Cliff Edge, occupies a prime position on the fourth floor of the contemporary, ultra-modern Cliff Edge development on the eastern edge of Newquay — directly above the golden sands of Tolcarne Beach. Extending to approximately 1,866 sq ft (173.4 sq m), the apartment offers three substantial bedroom suites, an expansive open-plan kitchen, living and dining room, a separate dressing room, utility room and cloakroom, and a magnificent 34-foot sun deck taking in commanding 180-degree views over Newquay Bay and the north Cornwall coastline. Sold fully furnished with an established holiday-letting income through Cornwall Hideaways.

Sun Deck and Balconies

The principal Sun Deck (34'0" x 12'5" | 10.36m x 3.79m) is one of the property's defining features — over 400 sq ft of private outdoor space running the full length of the principal living area, with framed-glass balustrading taking in the panoramic 180-degree view over Tolcarne Beach, Newquay Bay and the headlands beyond. Comfortably accommodates a large dining table with seating for six, plus a separate seating area. The setting for the property's signature pleasure: dining at sunset, a glass of wine in hand, watching the surf below.

In addition to the principal sun deck, the apartment benefits from a further three balconies: two Front Balconies (14'3" x 4'7" and 16'3" x 4'7" | 4.34m and 4.96m x 1.39m) and the Master Bedroom Balcony (10'11" x 7'3" | 3.34m x 2.22m). Each provides additional outside space and natural light to the principal rooms.

The Apartment

Designed and finished to a uniquely high specification, 26 Cliff Edge combines contemporary architecture with a relaxed, coastal aesthetic. Underfloor heating runs throughout the apartment, distributed from the Cliff Edge development's community heating scheme.

The magnificent Kitchen / Living / Dining Room (34'0" x 25'7" | 10.36m x 7.80m) is the heart of the apartment — a vast open-plan reception room with full-height glazing along two elevations and panoramic outlook over Newquay Bay. The room comfortably accommodates distinct kitchen, dining and lounge zones whilst maintaining a sociable, free-flowing whole. The kitchen draws inspiration from the classic whitewashed Cycladic style of the Mediterranean, with built-in Neff microwave and oven, separate electric oven, five-ring induction hob, integrated fridge-freezer, dishwasher, temperature-controlled wine cooler and generous breakfast bar. Patio doors open to the principal sun deck.

The Master Bedroom Suite (21'9" x 15'10" | 6.63m x 4.82m) provides exceptional principal accommodation: king-size bed, fitted wardrobes, chest of drawers and wall-mounted Smart TV, with patio doors to a private balcony. A separate Dressing Room (7'9" x 7'5" | 2.36m x 2.25m) connects through to the spacious Master Ensuite (10'11" x 8'3" | 3.34m x 2.52m), featuring a stand-alone bath, walk-in shower, wash hand basin, WC and heated towel rail.

Bedroom Two (21'10" x 16'7" | 6.66m x 5.04m) is comparable in size to the master — currently configured with two zip-and-link single beds that can be presented as a king-size double, with wardrobe, chest of drawers and Smart TV. Ensuite shower room with walk-in shower, WC and heated towel rail.

Bedroom Three (13'3" x 10'9" | 4.03m x 3.28m) is a king-size double with wardrobe, chest of drawers and Smart TV. Patio doors lead onto a further private balcony. Ensuite shower room.

A separate Utility Room (6'2" x 5'8" | 1.88m x 1.72m) houses the washer/dryer and provides additional storage, with adjacent Cloakroom WC.

Income Potential

26 Cliff Edge has been operated as a luxury holiday letting through Cornwall Hideaways of Truro and is presented today in turn-key condition. Sold fully furnished and equipped to a high standard throughout, the apartment is immediately available to continue its lettings career under the new ownership — with bookings already in place from 16 May 2026 onwards and forward enquiry levels reflective of the property's premium position.

Stellar's combination of size (sleeping up to six in three ensuite bedrooms), specification and location commands a premium nightly rate within the Cornwall Hideaways portfolio. Gross letting income supplied by the owner's accountant for the two most recent full financial years was £50,772.91 (FY 2024) and £49,307.81 (FY 2025) — an average of just over £50,000 per annum. Cornwall Hideaways management fees and cleaning are payable in addition to the above; a schedule of forward bookings and detailed occupancy data is available on application to the joint agent.

Equally well suited to use as a principal residence, lock-up-and-leave coastal second home, or hybrid (personal use and selective letting), the apartment is offered with a flexibility of options that few comparable Newquay properties can match.

Situation

26 Cliff Edge sits in a privileged position on the eastern edge of Newquay, directly above the golden sands of Tolcarne Beach. From the apartment, residents step out into a town that has reinvented itself in recent years as one of Cornwall's most cosmopolitan coastal centres — with a remarkable concentration of award-winning restaurants, surf schools, independent cafés and beachside bars all within easy walking distance.

Tolcarne Beach itself is one of Newquay's most celebrated surf beaches and is accessed via the slipway moments from the building. The wider Newquay headland, with Towan, Great Western and Fistral Beaches, is within a short walk or drive. Trenance Boating Lake and gardens, Trenance Riding Stables, Waterworld, Newquay Zoo and the Heron Tennis Centre are all at the foot of the road.

Newquay's transport links are well-established: Newquay Airport (with direct flights to a growing range of national and international destinations) is approximately 5 miles, with rail connections via the Atlantic Coast Line at Newquay Station. The A30 is approximately 8 miles to the south, providing access to the wider Cornwall and Devon networks. The cathedral city of Truro is approximately 15 miles to the south.

Other Information

Tenure: Long leasehold - 999-year lease from 20 May 2022 (approximately 995 years remaining). Service charge £2,642.09 per annum and ground rent £500 per annum, both payable to Penina Management Services, 19 Pargolla Road, Newquay TR7 1RP.

Construction: Contemporary construction; part of the Cliff Edge development, Narrowcliff, Newquay (c.2022).

Services: Mains water, mains electricity and mains drainage. Heating and hot water are provided via a community scheme distributed by underfloor heating throughout the apartment, controlled by programmer and TRVs. High-speed Wi-Fi. Lift access from underground car park.

Council Tax Band: F (Cornwall Council).

EPC Rating: B (current and potential — score 82/100), valid until 27 April 2032. Estimated annual energy cost £925 (2022 prices).

Parking: Two designated bays in secure underground car park, one with an electric vehicle charging point. Gated vehicular entrance to Cliff Edge development.

Communal Facilities: Lift, wetsuit/surfboard wash-down and storage facility.

Furnishings: Sold fully furnished and equipped. Detailed inventory available on request.

Holiday Lettings: Currently let through Cornwall Hideaways with established bookings. Forward bookings and income figures available on application.

Local Authority: Cornwall Council.

Disclaimers

VIEWINGS: Strictly by appointment only with Camel Coastal & Country / David Blatchford (joint instruction). Viewings restricted to Saturday changeover days or when there are no bookings.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Directions

Cliff Edge is on Narrowcliff, on the eastern edge of Newquay, directly above Tolcarne Beach. From the A30 take the A392 exit signposted Newquay; on entering Newquay, follow signs towards Tolcarne. The Cliff Edge development is on the south side of Narrowcliff. Gated vehicular entrance to secure underground parking. Detailed access codes available from the agent at viewing.

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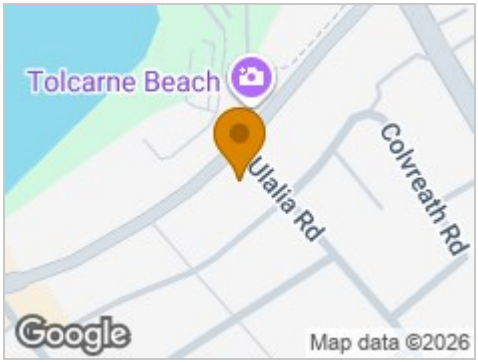
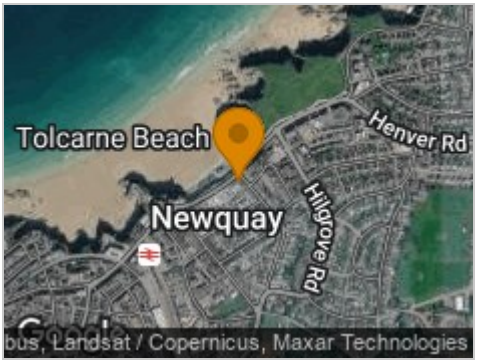
Road Map

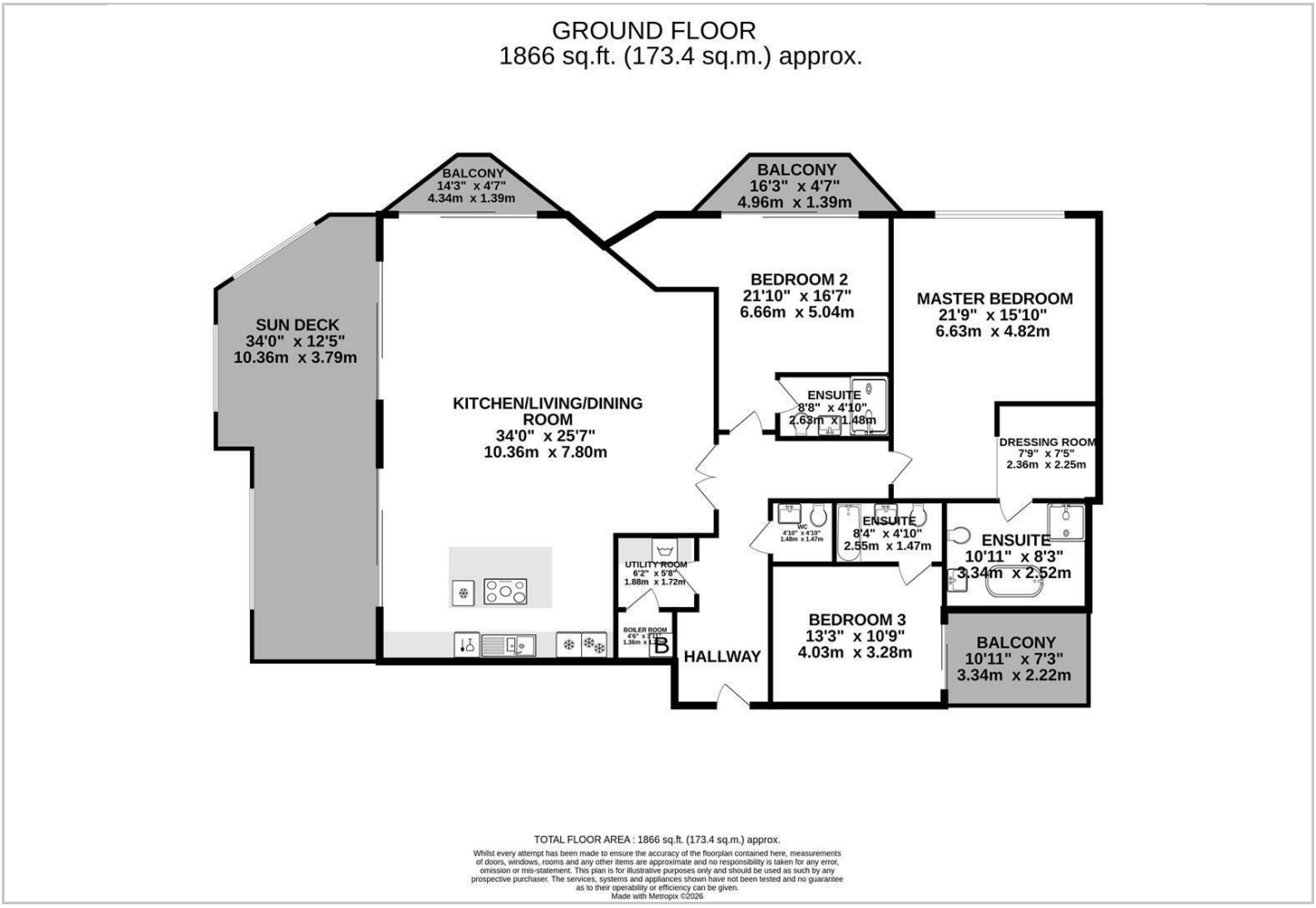


Hybrid Map



Terrain Map

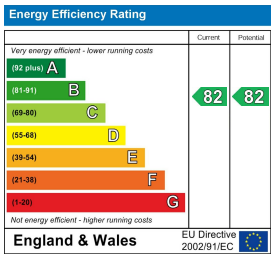
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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