

Mangel House

NR NEWQUAY



Jackie Stanley
ESTATE AGENTS



- **High Quality Barn Conversion**
- **Select Courtyard Development**
- **Quite Stunning Tranquil Rural Setting**
- **Five Bedrooms & Two Modern Bathrooms**
- **Two Reception Rooms**
- **Character in Abundance**
- **Allocated Parking for two Vehicles**
- **Six Miles from the rugged North Cornish Coastline**



A barn conversion of exceptional quality, Mangel House is part of a select courtyard development at Trugo Farm, situated in a stunning rural locale just six miles from the rugged North Cornish coastline.

The original farmhouse at Trugo Farm is thought to date back to the 1780s with Mangel House and the neighbouring dwellings converted some 30 years ago.

With uniquely designed accommodation, Mangle House has four floors of a split level nature with five bedrooms in total. To the ground floor is the kitchen/dining room with beamed ceiling, a modern fitted kitchen and a combination of integral and freestanding appliances. The next floor has two generous double bedrooms, a contemporary shower room, a lovely sitting room with beamed

ceiling and staircase which then leads onto the conservatory with its exposed granite stonework and doors to the garden.

There are two more bedrooms on the top floor with apex ceilings and Velux windows with another double bedroom and beautifully appointed family bathroom located just off the inner hallway up a small flight of stairs.

To the rear of the property is an enclosed garden, bordered by chunky Cornish stone walls with an established lawn, patio and garden shed. Services to the property include mains gas, water and electricity with septic tank drainage. There is an annual maintenance charge for the upkeep of the communal grounds and private lane details of which are available on request. EPC rating D. Council tax band B.

Mangel House sits blissfully amongst open countryside just six miles from vibrant Newquay, seven miles from the revered coastal hotspot of Watergate Bay, eight miles from sought after Mawgan Porth and 12 miles from the historic and picturesque fishing village of Padstow. Conveniently, Newquay airport is just six miles distant.

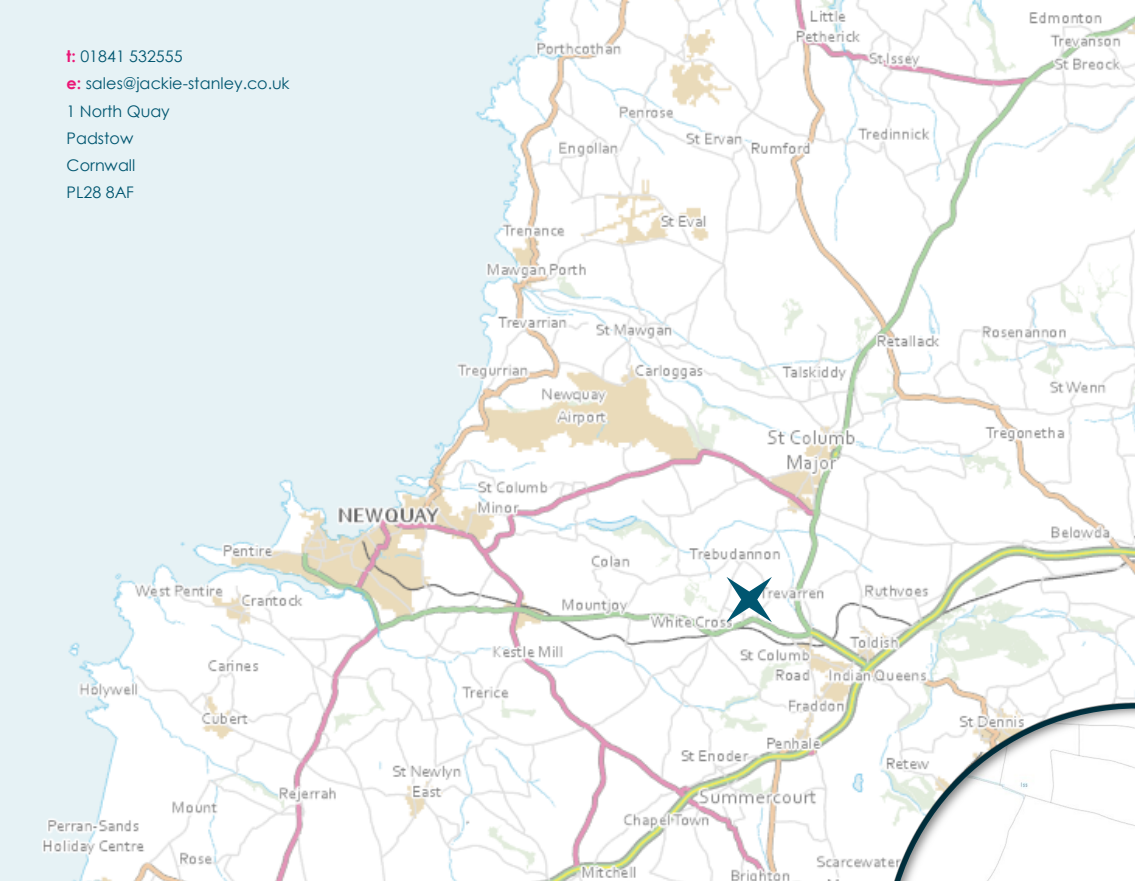
Mangel House, Nr Newquay

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£625,000



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To find Mangel House, follow the A30 and turn off at Indian Queens to follow the A39 towards Newquay. At the first roundabout take the second exit onto the A392, again signposted to Newquay. Proceed along this road for approximately 1.4 miles and then turn right signposted to St Columb Major and Trebudannon. Proceed along the lane for approximately 0.6 miles before turning right to Trugo Farm. Mangle Cottage can be found at the top of the lane. The postcode for satellite navigation is TR8 4LX. What3words: scout.desk.tiles

