Thorncliff

MAWGAN PORTH

Jackie Stanley
ESTATE AGENTS

An extraordinary opportunity like no other, situated in a magnificent elevated position above the sand and surf of revered Mawgan Porth, enjoying spectacular views of the coastline, beach and ocean is Thorncliff.

Thorncliff represents a rarefied opportunity to acquire one of the largest buildings in Mawgan Porth and build a quite exceptional 800 square meter sustainable dwelling which will no doubt stand out as an architectural triumph. For that reason, we at Jackie Stanley highly recommend an appointment to view at ones earliest opportunity.

- *An Extraordinary & Rarified Opportunity*

- *Captivating & Uninterrupted Ocean Views*

- *12 Bedroom/10 En-Suite Detached Residence*

- *One of the most Sought After Locations in the UK*

- *Detailed Planning Permission for an Unparalleled Architect Designed Six Bedroom Sustainable Dwelling*

- *800 Square Meters of Meticulously Considered & Conceived Accommodation*

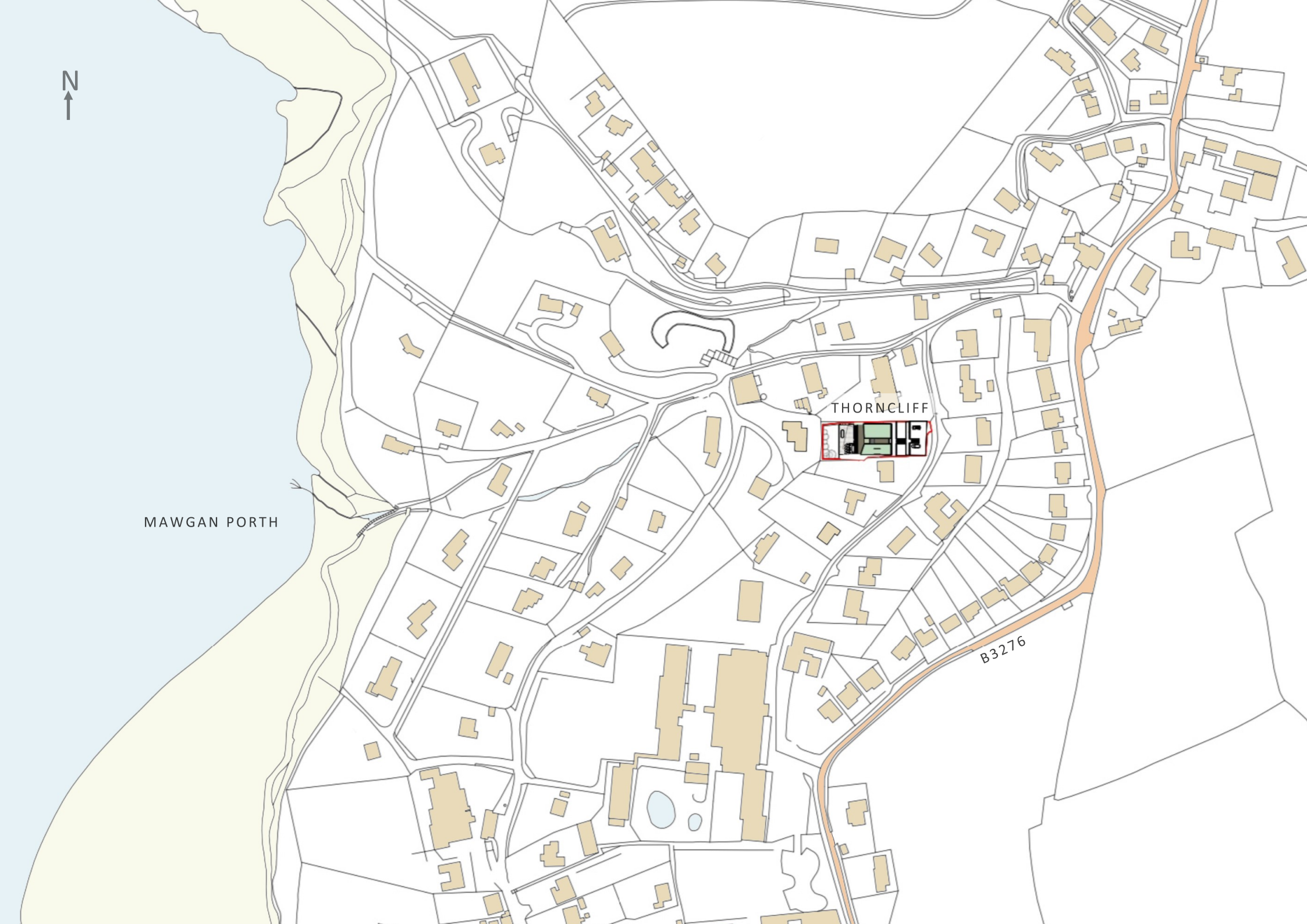- *Elevated Above a Glorious Expanse of Sand & Surf Below*

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MAWGAN PORTH

THORNCLIFF

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Thorncliff is a 12 bedroom/10 en-suite former hotel standing at almost 700 square meters, over four storeys and incorporating three independent apartments, owners quarters, and letting rooms.
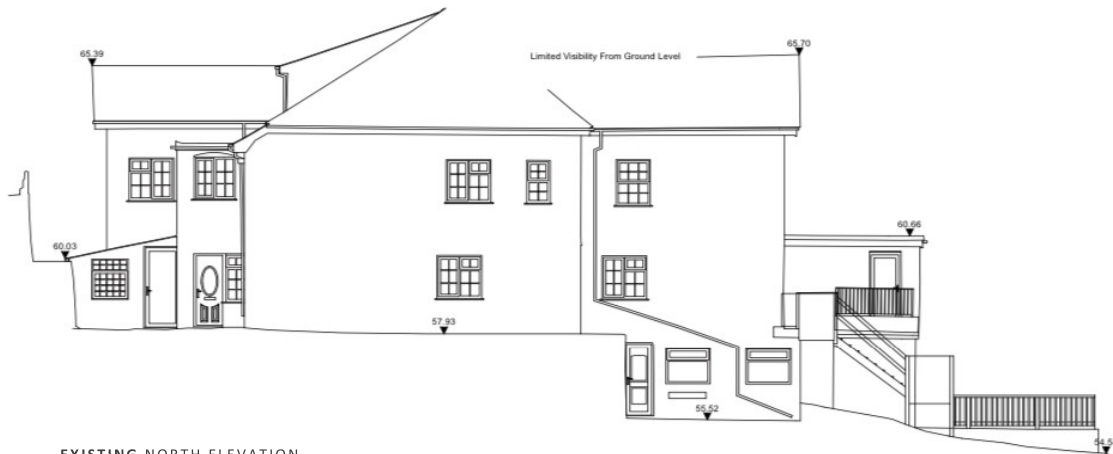
Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps being within easy reach.

Thorncliff, Mawgan Porth, TR8 4DA
£2,900,000 guide

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

Thorncliff

EXISTING PROPERTY

EXISTING GROUND FLOOR

EXISTING SECOND FLOOR

EXISTING LOWER GROUND FLOOR

EXISTING FIRST FLOOR

Detailed planning permission has recently been granted for the complete redevelopment of Thorncliff to be replaced by an unparalleled architect designed six bedroom sustainable dwelling—800 square meters of meticulously considered and conceived accommodation.
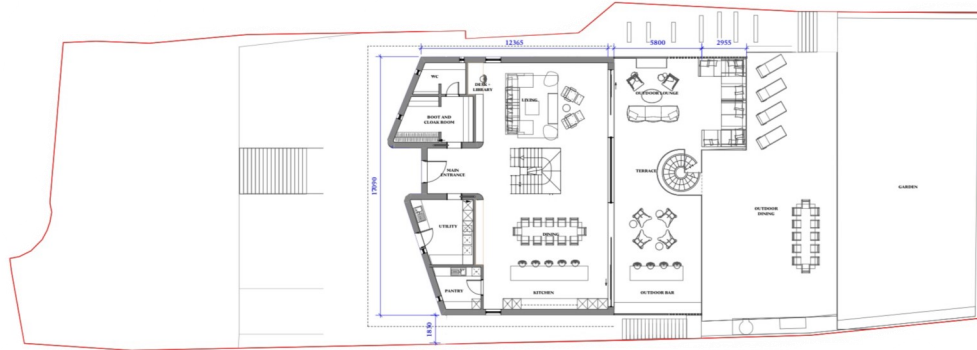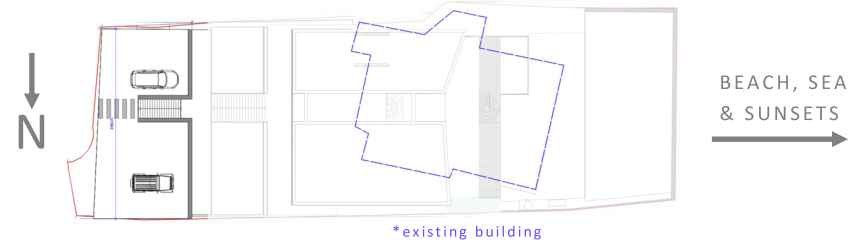
Designed by innovative local architectural company Watershedd, the proposed new dwelling will unfold over three levels, capitalising on the unrivalled views, each perfectly framed by the bronze wrap which directs and curates the view from each space. The house has been designed to submerge into the 0.35 acre plot so that even from the entrance approach, views over the property and out to sea are uninterrupted.
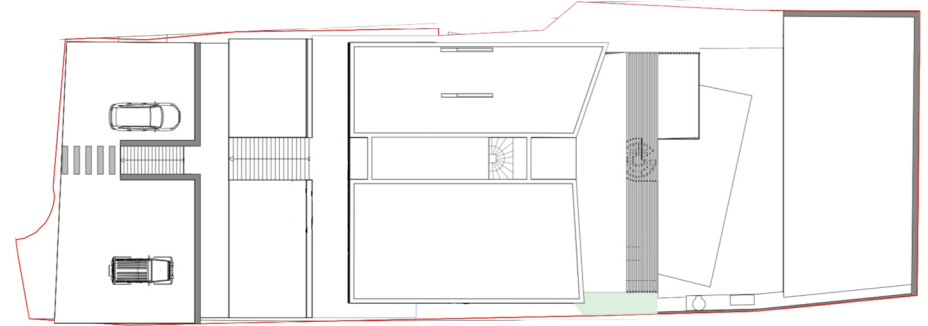
Proposed Design

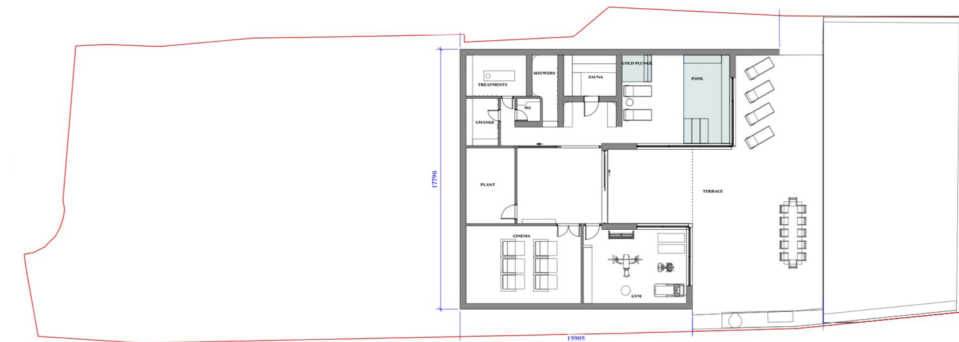## PLANNING PERMISSION GRANTED [PA22/03516]

Five first floor en-suite bedrooms will be incorporated into the main house with a sixth residing in ancillary accommodation together with a board room. A huge open plan living space will spread across the ground floor accommodation with the lower ground floor home to a gym, cinema room, sauna and pool.
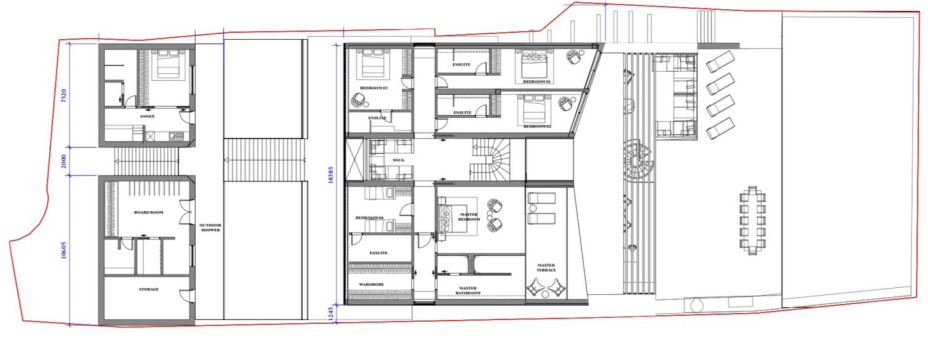

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BEACH, SEA
& SUNSETS

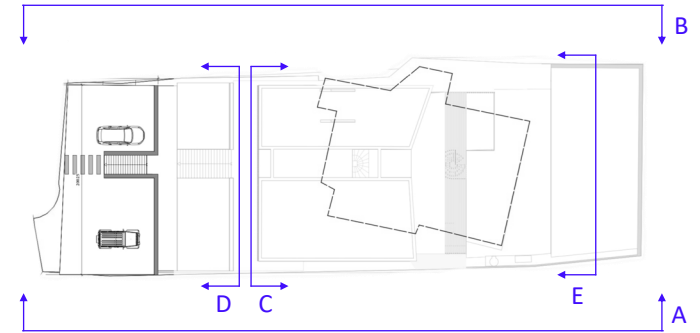*existing building

PROPOSED GROUND FLOOR

PROPOSED ROOF & PARKING

PROPOSED BASEMENT

PROPOSED FIRST FLOOR

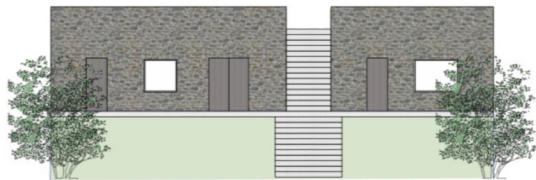# Proposed Design

The key design concept to this unique and fascinating proposition was to create a layered property that responded to the slope of the land, blending into the landscape yet maintaining the ocean views. Materialistically, a cantilevered timber clad cube will project over the main entrance, glimpses of the house seen through vertical slatted timber, shuttered concrete forms, bronze sheet metal and a bio diverse green roof are all incorporated into the scheme. A combination of ground source and air source heat pumps are proposed along with a mechanical ventilation and heat recovery system. Services to Thorncliff currently include mains electricity, water, gas and drainage.

PROPOSED ELEVATION C

PROPOSED ELEVATION D

PROPOSED ELEVATION E

PROPOSED ELEVATION A

PROPOSED ELEVATION B

DEVON

CORNWALL

X BUDE

X PADSTOW

MAWGAN PORTH ✕ ✈ AIRPORT

X BODMIN

X NEWQUAY

X SALTASH

X ST AUSTELL

X REDRUTH   X TRURO

X ST IVES

X FALMOUTH

X PENZANCE   X HELSTON

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minutes drive away with routes into London Paddington.

To find Thorncliff, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the hamlet of Trenance, turn right at the telephone box and postbox. Drive down the lane for approximately 100 yards and then turn left. Thorncliff can be found along on the right hand side. The postcode for satellite navigation is TR8 4DA. What3words: scores.multiples.hotels

t: 01841 532555
e: sales@jackie-stanley.co.uk
1 North Quay
Padstow
Cornwall
PL28 8AF

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