

Springvale House

ST MAWGAN



Jackie Stanley
ESTATE AGENTS



- **Uniquely Impressive Detached Country House**
- **Approximately 2.2 Acres of Beautifully Mature Gardens, Adjoining Paddock & Wooded Copse**
- **Four Bedrooms/Two Modern Bathrooms/Two Reception Rooms**
- **Contemporary Kitchen & Separate Office**
- **Detached Studio**
- **Surrounded by Miles of Countryside with Distant Views of the Sea**
- **Tranquil Rural Position close to St Mawgan & Mawgan Porth**

Situated in rural splendour on the outskirts of St Mawgan is this uniquely impressive four bedroom detached house set amongst approximately 2.2 acres of mature gardens, grounds, paddock and wooded copse.

Springvale House is one of only four properties on a private track overlooking the valley below with 180 degree views of the surrounding rural landscape.

The current vendors have modernised and improved Springvale house over the last decade to provide a unique and versatile home with beautifully established and abundant gardens.

With a multipurpose detached studio within the grounds, the main accommodation includes three excellent size double bedrooms and a further single together with a master en-suite bathroom and ground

floor family shower room. The kitchen is sleek and contemporary with granite work surfaces and features a Rangemaster cooker, ceramic Belfast sink and integrated dishwasher. The kitchen extends in the dining room/day room which provides a freestanding wood burning stove and patio doors opening to a large swathe of decking across the rear of the building and panoramic views beyond. Accessed from the kitchen is the utility room which in turn leads to another office area with cloakroom toilet, sink and floor cabinets. At the other end of the property, one can descend into the sunken living room which focuses around another wood burning stove with patio doors opening onto that expanse of decking.

The setting of Springvale House is a rural idyll, with extensive 180 degree views across miles of countryside towards the sea at Mawgan Porth in the distance. The aforementioned expanse of south west facing decking is the perfect spot to enjoy the substantial gardens below or a spot of al fresco dining.

The gardens are extensive, well established and beautifully maintained with a huge variety of shrubs and trees together with raised vegetable beds. Beyond the formal gardens is the



Springvale House, St Mawgan

TR8 4HE £1,100,000 guide



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



paddock prior to the wooded copse at the bottom of the valley. There are three five bar gates access points to Springvale House, one on either side of the property and one in the middle.

Services to the property include mains electricity, private water supply, septic tank drainage and oil fired central heating. EPC rating TBC. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile connectivity.

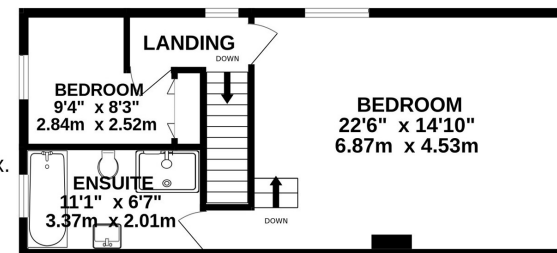
Springvale House is located less than a mile of St Mawgan Village and just 2.5 miles from the magnificent sandy beach at Mawgan Porth. St Mawgan, a beautiful picture box perfect village, has a post office, stores, the very popular Falcon Inn, a village green and a beautiful 13th Century church as well as an outstanding primary school.

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.

To find Springvale House, follow the A389 out of Padstow for approximately seven miles before turning right onto the B3374 signposted to St Mawgan. Follow the road for approximately 1.2 miles and then turn left. After half a mile at the next junction, turn left and then immediately right. Follow this road for approximately one mile. The track to Springvale House can be found on the right hand side as you head down the hill. The postcode for satellite navigation is TR8 4HE. What3words: inquest.ridiculed.gadgets

1ST FLOOR
 497 sq.ft.
 (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.3 sq.m.) approx.

