



Jackie Stanley
ESTATE AGENTS



Templeton
MAWGAN PORTH

- *A Rare Opportunity to Acquire a Frontline Position within Sought After Mawgan Porth*
- *Private Frontline Setting with Captivating Uninterrupted Views of the Beach & Atlantic Ocean*

- *Five Bedrooms/Four Modern Bathrooms*
- *Uninterrupted Sea Views from all Living Spaces*
- *Magnificent Full Width Balcony with Astonishing Views of the Sand & Surf*
- *Generous Curtilage of Approximately 0.4 Acres*
- *Immediate Direct Access to the South West Coast Path & Beach Below*





Jackie Stanley Estate Agents are privileged to bring to the market an exceptionally rare and desirable opportunity on the rugged North coast of Cornwall, a substantial property situated in an outstanding frontline position in Mawgan Porth. Templeton exhibits a phenomenal uninterrupted outlook to the sand and surf below and the ocean beyond, orientated to the west where sunsets and moonscapes are enduring.



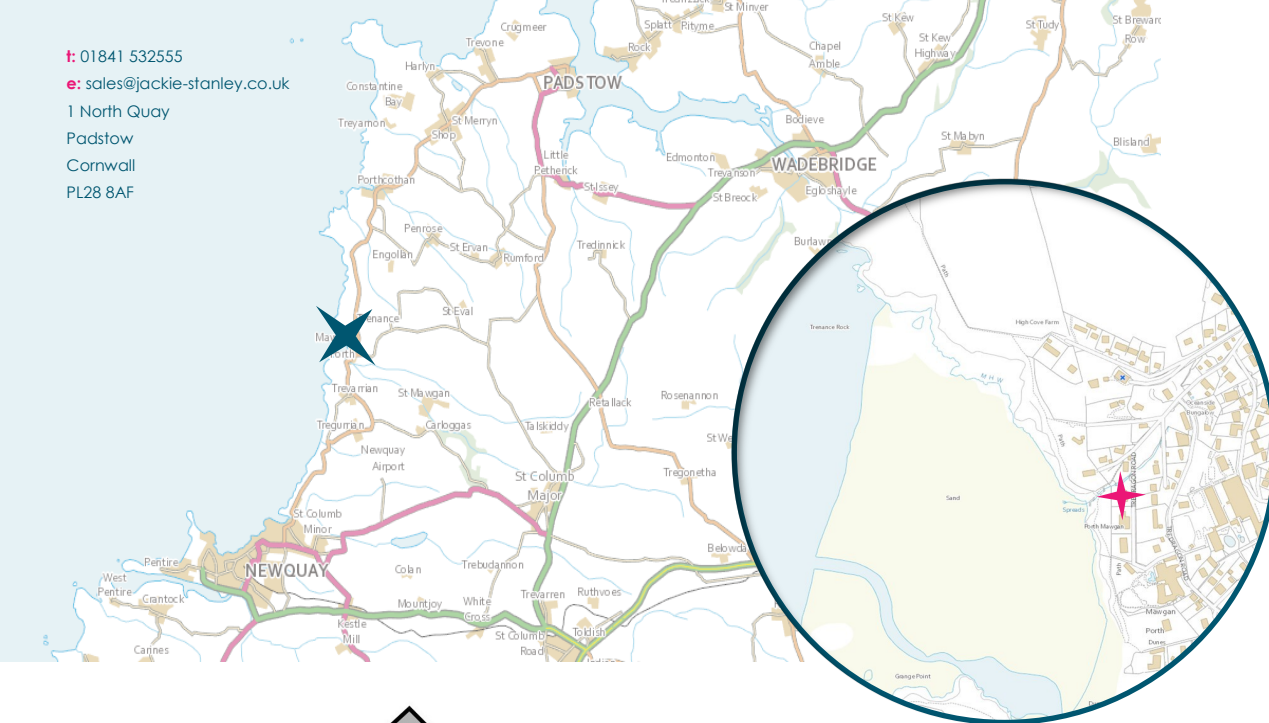
Templeton is a substantial detached property, originally built in the 1970's. The full width balcony wraps around the house with a glass balustrade, facing west across the beach and straight out to sea. The kitchen/breakfast room, dining room, living room, and master bedroom all have magnificent uninterrupted views of the ocean. The kitchen is modern and equipped including a Belling Range cooker while the living room has a wood burning stove. To the rear of the property is a snug/bedroom and four further bedrooms alongside a contemporary bathroom, shower room and two en-suites. On the lower ground floor is a large storage room with a shower, cloakroom and drying room, perfect when coming in off the beach.



The coastal gardens include extensive Cornish stone hedging boundaries and a sizeable lawn that wraps around the property. A beautiful little footbridge crosses the adjacent stream and provides direct access to the coastal path and, within 40 yards, the beach. There is ample driveway parking to the front of Templeton and an electric car charging point. The plot extends to approximately 0.4 acres.



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Services to Templeton include mains electricity, water, gas and drainage. EPC rating D.

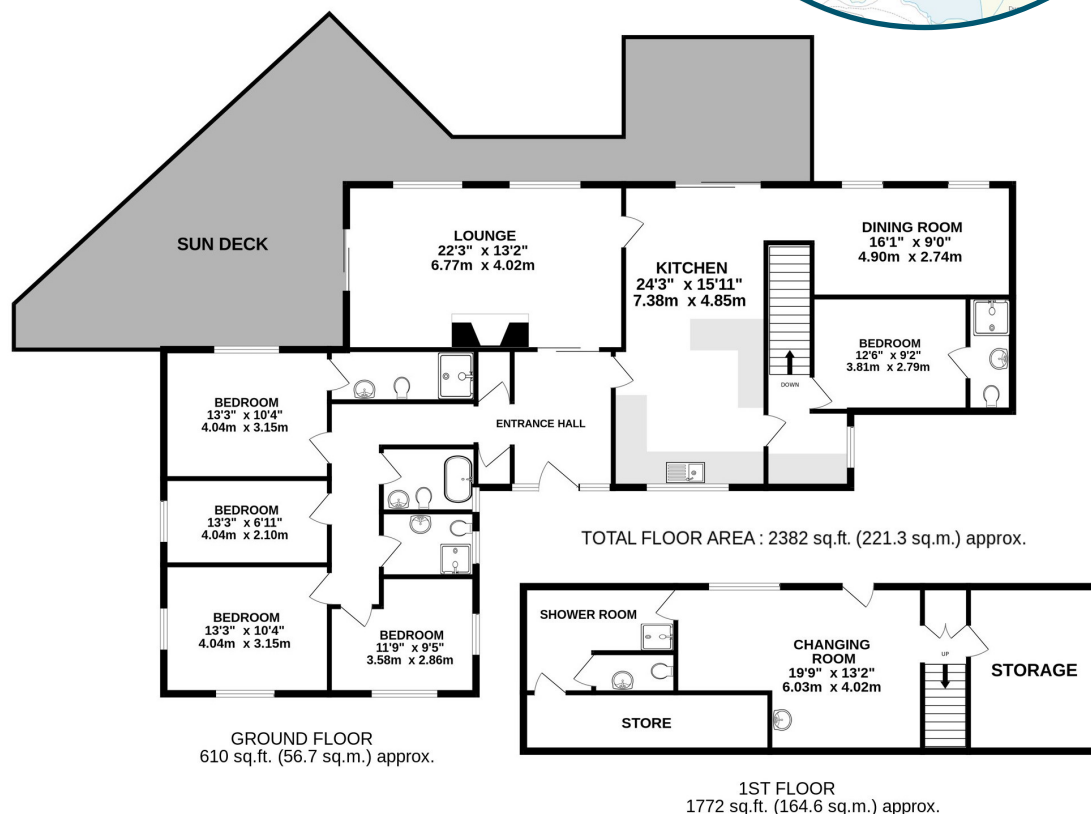
Templeton represents a rarefied opportunity to acquire a property located in the most outstanding frontline coastal positions on the North Cornish coast and, for that reason, we at Jackie Stanley highly recommend an appointment to view at one's earliest opportunity.

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 Scarlet & Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafes, 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.

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 with the revered Championship Golf Course at Trevoze even closer. 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 Templeton, 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 towards the beach and just before the end of the lane, turn left and Templeton can be found along on the right hand side. The postcode for satellite navigation is TR8 4DQ. What3words: bleach.work.happening



Templeton, Mawgan Porth, TR8 4DQ
 £5,000,000 guide