



Halwyn
MAWGAN PORTH



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ESTATE AGENTS



- **Located in an Elevated area of Desirable Mawgan Porth**
- **Minutes from the Glorious Sand & Surf Below**
- **Substantial Detached House Bordered by Open Farmland**
- **Three Double Bedrooms**
- **Spacious Living Accommodation including Three Reception Rooms**
- **Two Attached Garages & Ample Driveway Parking**
- **Array of Outbuildings**
- **Large Private Gardens & Grounds Extending to Approximately 0.25 Acres**



Situated in a pretty coastal hamlet above the truly majestic stretch of golden sand that is Mawgan Porth is Halwyn, a substantial three double bedroom detached house with over 1,646 square feet and approximately 0.25 acres of gardens and grounds.

Halwyn offers generously proportioned accommodation on two levels with views across the surrounding countryside to the rear and sea glimpses from the first floor.

Enter Halwyn via the large storm porch to the side and then into the inner lobby. From here, one can access the reception rooms, kitchen/dining room, bathroom and stairs to the first floor. The front aspect reception rooms are partially divided by an archway with brick fireplace and wood burner at one

end. There is a small study accessible from here also. The kitchen/dining room is located to the rear of the property and benefits from an open aspect view of the garden via windows and French doors. The room is L shaped and the kitchen has a comprehensive range of floor and wall cabinets and drawers with integrated eye level oven and grill, gas hob and dishwasher. The stripped wood floorboards add an appealing rustic edge. The ground floor accommodation is complete with a family bathroom on the half landing.

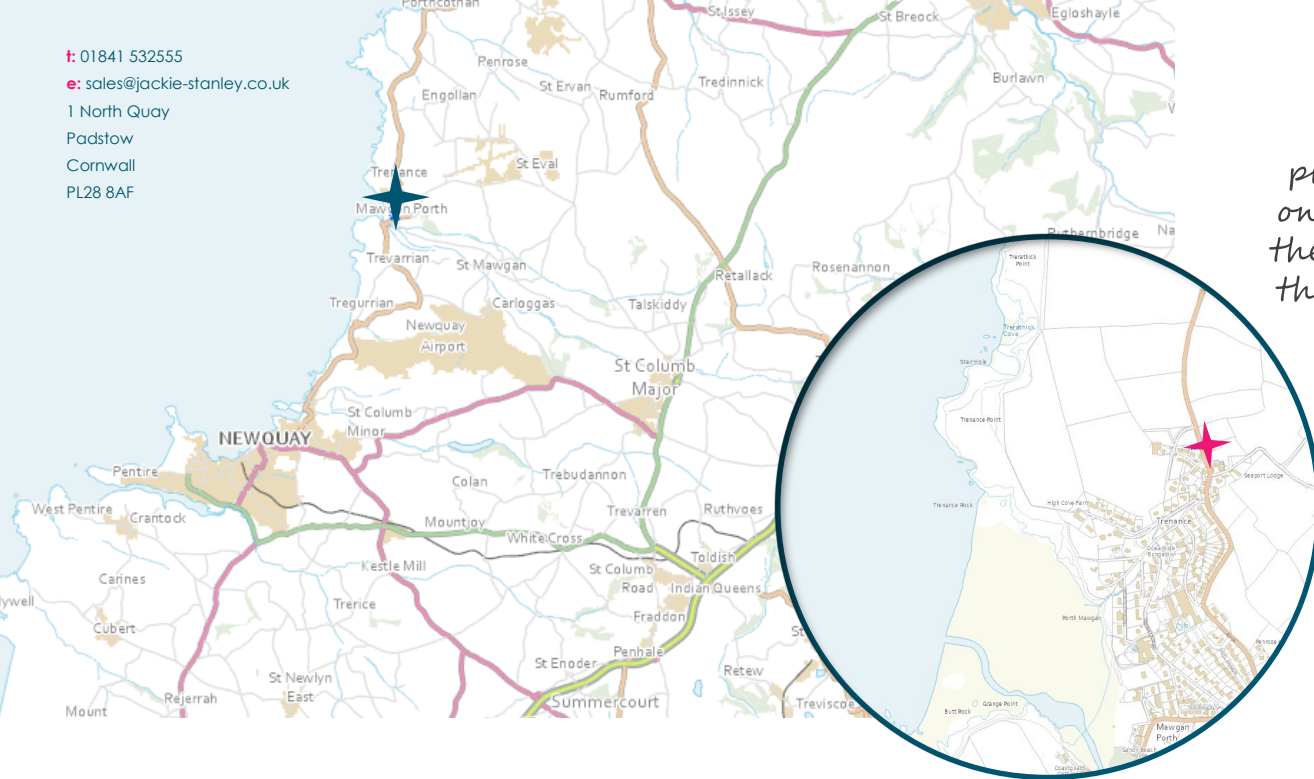
Up on the first floor are three genuine double bedrooms, the master with a Juliette balcony with far reaching countryside views and a large en-suite bathroom.

Heading outside there is an attached garage on either side of the property as well as further storage, outside cloakroom and even an office space. The rear garden is generous in size and fully enclosed, mainly laid to lawn with mature trees and shrubs. To the front of the house is a large area of tarmac driveway together with a private area of garden, lawn, shrubs and trees. Two sides of the house adjoin open farmland.

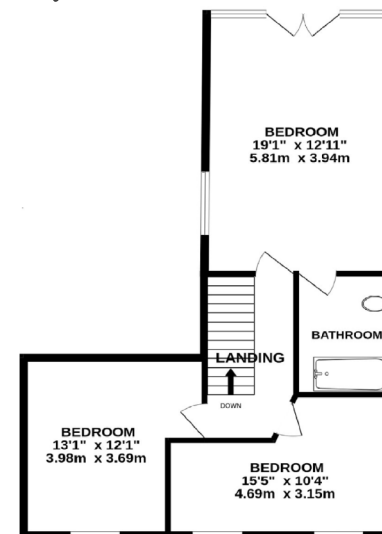
Halwyn, Mawgan Porth TR8 4BY £825,000 guide



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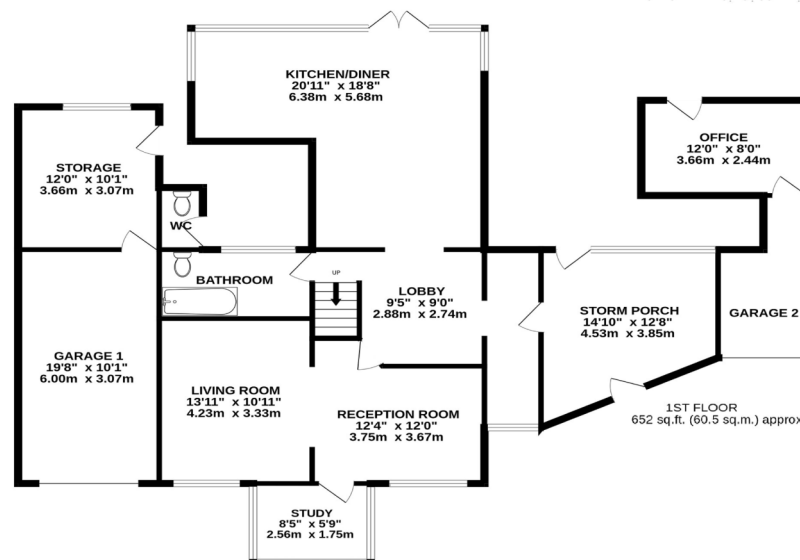
TOTAL FLOOR AREA : 2193 sq.ft. (203.7 sq.m.) approx.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 4G mobile connectivity.

The magnificent sandy beach at Mawgan Porth is famous for water sports activities and stunning cliff and coastline walks serving surfers and bathers alike. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and 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, both 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. 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 Halwyn, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the Trenance side of Mawgan Porth, Halwyn is the first property on the left hand side. The postcode for satellite navigation is TR8 4BY. What3words: marker.harmonica.slant



1ST FLOOR 652 sq.ft. (60.5 sq.m.) approx.

