

The Hideout

MAWGAN PORTH



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ESTATE AGENTS





- *Uniquely Conceived Underground Dwelling of Interesting Architectural Design*
- *Superbly Elevated Position Above the Beach at Mawgan Porth*
- *Stunning Views of the Surf below & Ocean Beyond*
- *Four Double Bedrooms with Four Individually Styled En-Suite Bathrooms*
- *Secret Subterranean Cinema & Games Room*
- *Impressive Open Plan Living Space Encased in Glass*
- *Cedar Clad Hot Tub, Wood Burning Stove & Covered Parking Area for Three Vehicles*
- *Currently a Holiday Letting History Generating a Substantial Income*

Encircled by a sea view terrace, grass covered roof garden and natural stone façade, The Hideout blends seamlessly into the landscape of Mawgan Porth.

The Hideout is a unique underground four bedroom dwelling of interesting architectural design, bold, contemporary and most certainly a luxurious coastal home perched above Mawgan Porth's ever-changing tides.

Noteworthy features include a cool and sumptuous subterranean games room and separate cinema room, polished concrete floors, indulgent cedar clad hot tub, striking textures, bold and playful colour schemes, a wood burning stove and modern fixtures and fittings.

The ultimate social space, the lounge is encased in glass providing a bright sunny hub. With an unusually shaped ceiling adding drama, the wood burned creates a focal point. The kitchen is sleek and contemporary with striking wood panelling overhead. There is a separate utility room for convenience.

Tucked away at basement level is The Hideout's secret, an incredibly sleek games room and cinema room. Akin to a metropolitan hangout, the neon lights, exposed bricks, drinks fridge and pool table create an oh-so-cool setting for hours of entertainment.

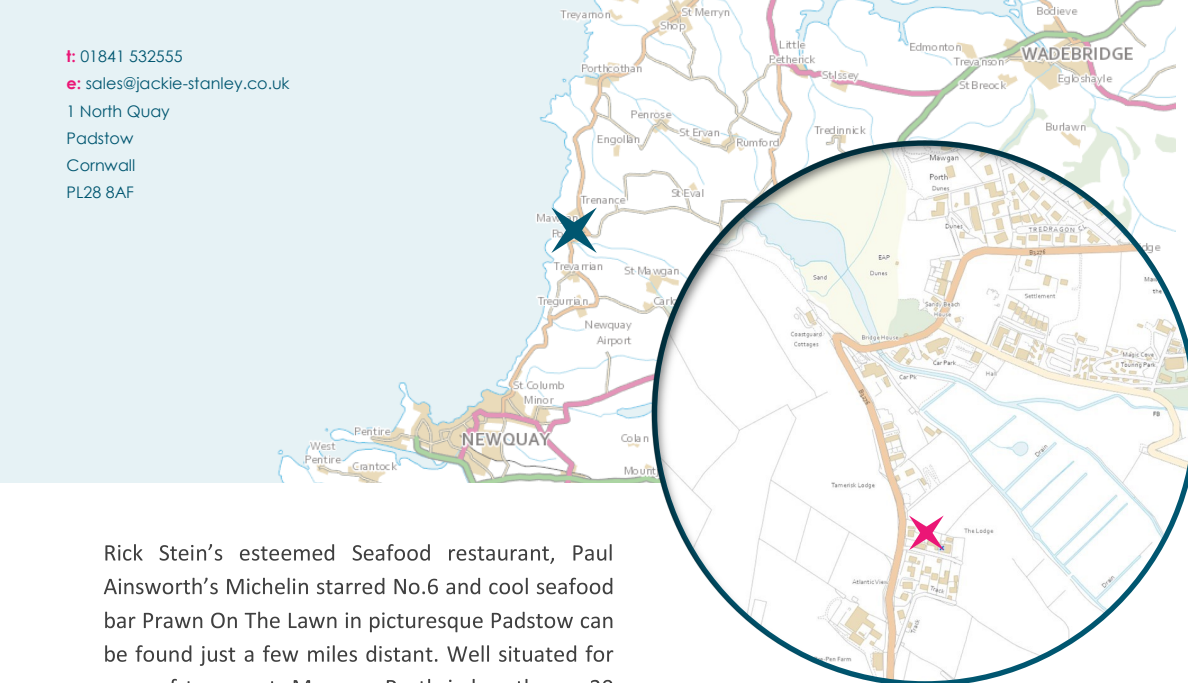
The quirky and playful design continues into the four bedrooms. The master bedroom with ocean views from the bed and hanging chair features polished concrete floors, an industrial-style en-suite and a 'hidden' bath tub. Another perfectly formed double room and family bathroom are just next door with another double bedroom and en-suite found at the top of a small flight of stairs. This bedroom also has a raised sleeping area for one person. Children will delight in the adventurous fourth bedroom, which features a climbing wall and indoor slide as well as another en-suite shower room.

An elevated roof garden looks out across rolling green hills and the crashing waves below. There is plenty of space for families or groups of friends to spread out and savour the



The Hideout, Mawgan Porth, TR8 4AL
£2,400,000 guide

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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 The Hideout, leave Newquay Airport and turn left heading west towards Newquay. Follow this road to the T junction at the end of the road and turn right onto the B3276, continuing through Trevarrian. As you head down the hill into Mawgan Porth, The Hideout can be found along on the right hand side next door to The Lookout. The postcode for satellite navigation is TR8 4AL. What3words: along.dabbling.growl

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view. The lower courtyard area is perfect for al fresco dining alongside the indulgent cedar clad hot tub and handy outdoor shower for sandy returns.

The undercover parking bays provide enough space to park three vehicles. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council Tax Band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

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.

