

Atlantic View Bungalow

MAWGAN PORTH



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ESTATE AGENTS





- **Contemporary Detached Coastal Home**
- **Superbly Elevated Position Above the Beach at Mawgan Porth**
- **Beautiful Views of the Surf below, Ocean Beyond & Rural Inland**
- **Four Bedrooms & New Contemporary Kitchen with Integrated Neff Appliances**
- **Open Plan Living/Dining Room with Wood Burning Stove**
- **Huge Potential for First Floor Loft Conversion**
- **Detached Garage, Driveway Parking, Summerhouse & Pretty Established Gardens**
- **A Short Walk to the Magnificent Beach & Extensive Amenities**

Located in an elevated position above the truly majestic stretch of golden sand that is Mawgan Porth, Atlantic View Bungalow can be found at the end of a private lane in exceedingly tranquil surroundings.

This four bedroom detached home has a vista across the bay and ocean beyond, not to mention an impressive aspect of much of Mawgan Porth and rural inland.

In recent years, the current owners have completed an extensive transformation, combining modern upgrades with tasteful renovations to elevate the property's appeal and functionality.

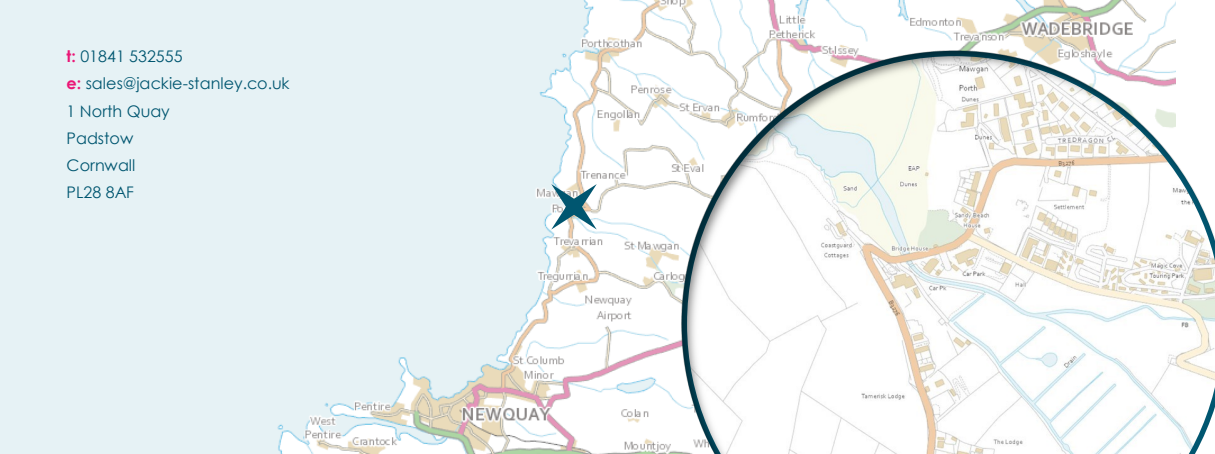
The accommodation comprises a handy boot room with bench storage and seating. This precedes the new contemporary kitchen, comprehensively fitted with navy blue handleless cabinetry, larder units and granite work surfaces. Integrated appliances include Neff hob, oven, extractor and dishwasher as well as a fridge/freezer. The elegant new herringbone engineered oak floor adds a refined aesthetic and continues into the living/dining room. Blending warmth and style, this L-shaped room features a focal point wood burning stove and showcases far reaching views across the bay via two sets of French doors. With space aplenty for multiple sofas, occasional furniture and a full dining table and chairs, it's a versatile setting for both relaxing and entertaining.

There are four bedrooms available, including three generous doubles. The fourth offers versatility and can be used as a single room, home office, or quiet study space. Three of the bedrooms have handy built in wardrobes. A uniquely styled cloakroom complements the modern family shower room, combining practicality with tasteful design. The accommodation is complete with a smart utility cupboard thoughtfully designed to house all the essential white goods. The first floor attic is huge and open with a window to one gable end. This has huge potential for conversion to further accommodation, subject to obtaining the necessary planning permissions and building regulation approval.

Atlantic View Bungalow, Mawgan Porth, TR8 4AL £1,100,000 guide



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The gardens are wonderfully private and have been thoughtfully landscaped, featuring a rich variety of plants, shrubs, and mature trees. The gardens exude a calming tranquillity, featuring a charming summerhouse, an elevated terrace for scenic views of the bay and a thoughtfully designed sunken seating area perfect for relaxation. Atlantic View Bungalow enjoys the advantage of a detached garage, accompanied by a useful storeroom to the side — perfect for additional storage, hobbies, or garden essentials. The garage and storeroom was granted planning permission in 2021 for conversion to one bedroom ancillary accommodation. This has since lapsed but could certainly be reinstated subject to a new planning application. Off road parking is catered for on the driveway and there is an additional grass bank to the front and second patio to the side. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council Tax Band D. Ofcom suggest superfast broadband availability. Ofcom suggest 5G 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.

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 Atlantic View Bungalow, 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 entrance to Atlantic View Bungalow can be found on the right hand side. The postcode for satellite navigation is TR8 4AL. What3words: grounded.wealth.presenter

