

Pepperbox
MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS





- **Chic & Luxurious Coastal Home**
- **Breathtaking Uninterrupted Views of the Ocean & Beach Below**
- **Three Bedrooms with Two Stylish En-Suites & Family Bathroom**
- **Open Plan First Floor Living Accommodation Featuring a Vaulted Ceiling & Ocean View Balcony**
- **Fully Integrated Contemporary Kitchen**
- **Two Allocated Parking Spaces & Enclosed Front & Rear Gardens**
- **Excellent Holiday Letting History**
- **Superb Elevated Position Overlooking Mawgan Porth Beach & Straight Out to Sea**

Conceived and constructed in 2018, Mawgan Bay View is an exclusive development of eight contemporary and luxurious homes with a heritage feel, located in an elevated position above the truly majestic stretch of golden sand that is Mawgan Porth.

Jackie Stanley are delighted to bring to the market number 2, also known as Pepperbox. The high end specification includes underfloor heating to the ground floor, a feature oak staircase, oak doors, architraves and skirting, double glazed aluminum windows and doors and marine grade steel and glass balustrades to the balcony.

The ground floor accommodation consists of two very spacious and beautifully furnished

en-suite double bedrooms together with a third twin bedded room. The master bedroom has a wonderful vista of the surf and sea below with a set of French doors opening to the front patio. The second bedroom has French doors opening to the enclosed rear garden. Both bedrooms enjoy stylishly tiled contemporary en-suite shower rooms complete with a rainfall shower, wash basin and WC.

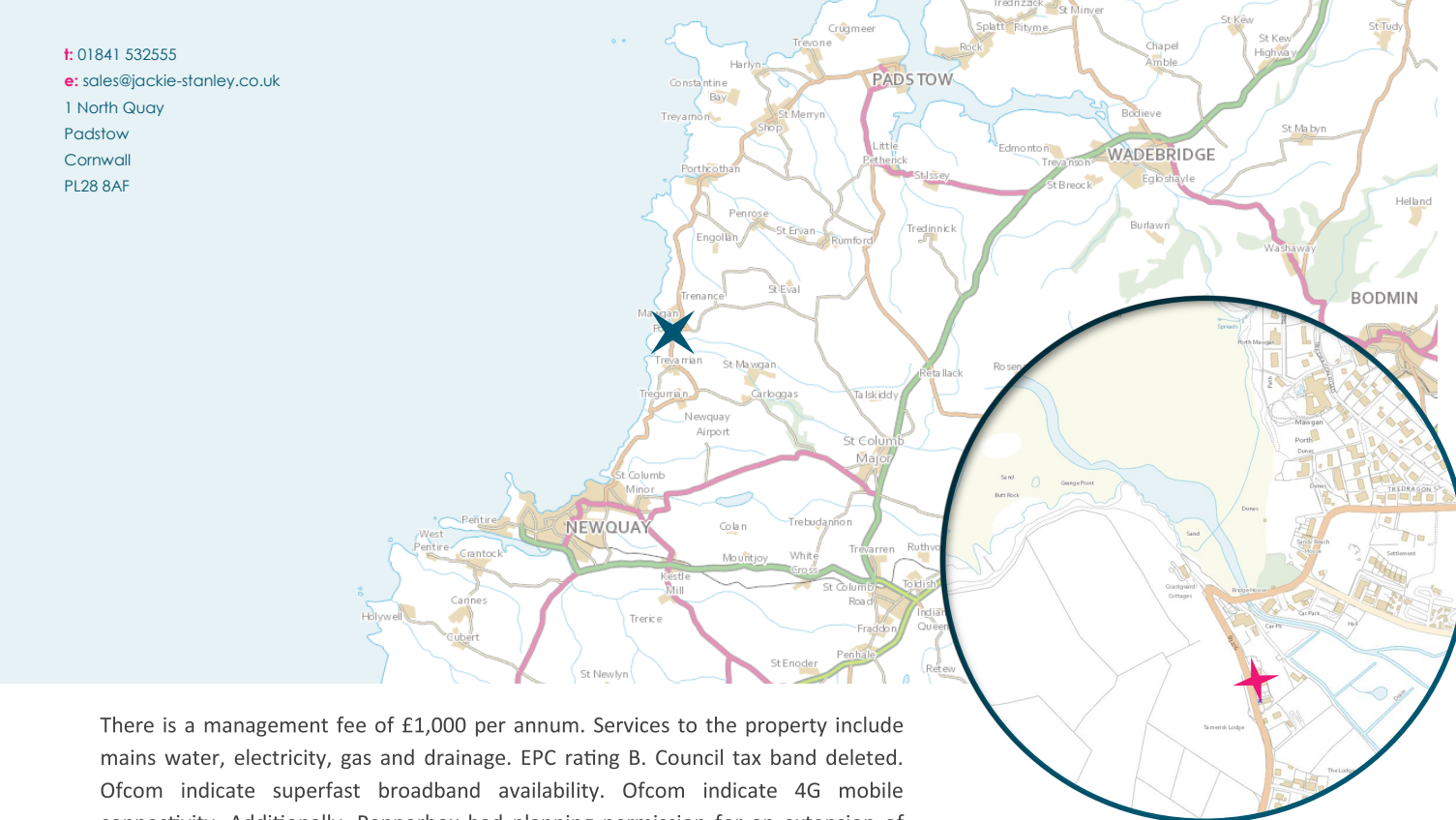
The first floor accommodation consists of an impressive open plan living space with a high vaulted ceiling, a sleek modern kitchen within integrated appliances, breakfast bar and dining area. The comfortable lounge area has French doors leading out to the balcony where one can enjoy amazing uninterrupted views across Mawgan Porth village, the surf below and ocean beyond. There is also a stylish family bathroom.

Pepperbox enjoys a fully enclosed rear garden with a lawn, patio and large storage shed. Each property within this private development has two allocated parking spaces and use of the communal bin store. Pepperbox is a highly successful holiday let achieving excellent occupancy and income, details of which are available upon request.

Pepperbox, 2 Mawgan Bay View Mawgan Porth, TR8 4QY £995,000 guide



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There is a management fee of £1,000 per annum. Services to the property include mains water, electricity, gas and drainage. EPC rating B. Council tax band deleted. Ofcom indicate superfast broadband availability. Ofcom indicate 4G mobile connectivity. Additionally, Pepperbox had planning permission for an extension of the balcony. This was granted in July 2021 under planning number PA21/03709 which has now lapsed, however the process to renew is underway.

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, 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 Pepperbox, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Drive down into Mawgan Porth passing the beach on your right hand side. As you start to head up the hill on the other side, the Mawgan Bay View development can be found on the left hand side. The postcode for satellite navigation is TR8 4QY. What3words: question.dishing.beard

