

4 Trehelles

MAWGAN PORTH



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ESTATE AGENTS



- ***Distinctively Styled Barn Conversion***
- ***Elevated above the Glorious Sand & Surf of Mawgan Porth***
- ***Three Double Bedrooms with Master En-Suite Shower Room***
- ***Spacious Reverse Living Accommodation***
- ***Modern Upgraded Kitchen & Bathrooms***
- ***Enclosed Private Garden & Communal Recreational Area***
- ***Carport & Private Parking Bay***
- ***A Short Walk to the Beach & South West Footpath***

4 Trehelles is an individual two storey barn conversion located in an elevated position above the stunning beach of Mawgan Porth, part of a small courtyard development of uniquely styled properties converted in 2004 by Acorn Developers.

The reverse styled accommodation has three ground floor double bedrooms, one of which has a stylish en-suite shower room. One of the bedrooms doubles as a home office/study. The main family bathroom has a sleek contemporary suite that includes a freestanding bath, a curved glass shower enclosure and sophisticated tiling. A staircase rises to the first floor and into the open plan lounge/kitchen/dining room.

The comfortable and sizable L shaped accommodation is well planned and full of natural light through a combination of windows, Velux windows and French doors

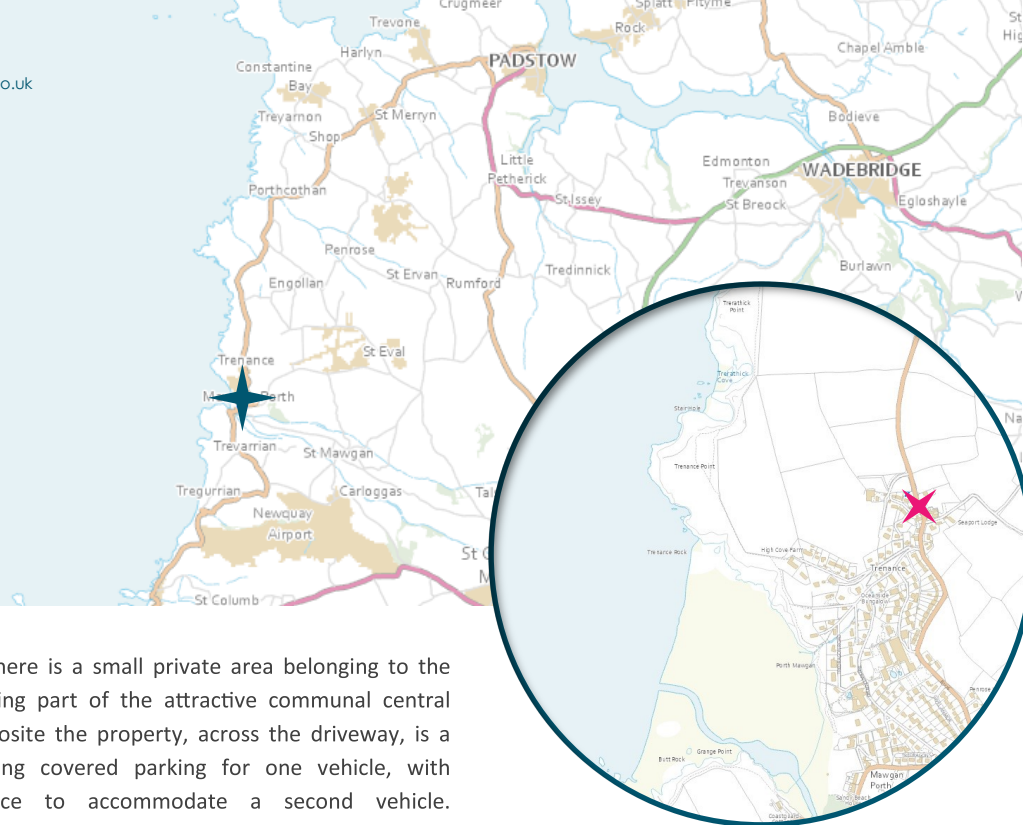
to the rear garden. Centrally there is ample space for a dining table and chairs with a half height wall separating the kitchen area that incorporates a newly fitted contemporary range of floor and wall cabinets and drawers complemented by a contrasting work surface and tiled splashback. Integral features include a dishwasher, an electric oven, gas hob and ceramic sink. The living space is an inviting area with ample space for sofas and occasional furniture. Neutral tones flow throughout the property which is beautifully decorated and there is a glimpse of the sea from the south west facing elevation.

Externally, number 4 benefits from a highly inviting and fully enclosed rear courtyard garden, offering a great degree of privacy. This well-maintained outdoor space features a fenced boundary with established shrubs and backs onto open fields, enhancing the sense of seclusion. A gate provides access around the side of the development to the front of the property. Steps lead down to a lower enclosed section of the garden, which offers ample room for a large storage shed or additional outdoor storage solutions.

4 Trehelles Barns, Mawgan Porth TR8 4BS £650,000 guide



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To the front, there is a small private area belonging to the property, forming part of the attractive communal central courtyard. Opposite the property, across the driveway, is a carport providing covered parking for one vehicle, with additional space to accommodate a second vehicle. Additionally there is a communal recreational area with some sea views, a great spot for games or BBQ's. Services to the property include mains water, electricity, gas and drainage. EPC rating C. Council tax band C. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

Mawgan Porth's magnificent sandy beach is renowned for its excellent surfing, wide open bathing waters and breathtaking cliff top and coastal walks. After a day on the waves, you can indulge in fine dining at the award winning Scarlet Hotel or enjoy first class spa and leisure facilities at both The Scarlet and neighbouring Bedruthan Hotel. The bay itself offers a welcoming selection of amenities: a well stocked local store, cafés, a choice of casual eateries, The Merrymoor pub, a surf school and several charming gift shops. Keen walkers are perfectly placed to explore the South West Coastal Path, with spectacular routes leading to Watergate Bay and the dramatic Bedruthan Steps. For gastronomes, world class restaurants await just a short drive away in Padstow, including Rick Stein's iconic Seafood Restaurant, Paul Ainsworth's Michelin starred No.6, and the acclaimed seafood bar Prawn On The Lawn. Mawgan Porth is also exceptionally well connected: the A30 is less than 20 minutes away, nearby Newquay Airport offers domestic and international flights and Bodmin Parkway main line station - around a 30 minute drive - provides direct rail services to London Paddington.

To find 4 Trehelles, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. As you enter Trenance on the B3276, the entrance to Trehelles Barns can be found along on the left hand side. The postcode for satellite navigation is TR8 4BS. What3words: dandelions.closets.clubbing

