



Broomknowe



Broomknowe, Gwel-An-Mor

Mawgan Porth, Newquay, Cornwall, TR8 4DW

Newquay 5.1 miles - Wadebridge 13.3 miles - Padstow 9.8 miles

Broomknowe is a spacious four bedroom detached bungalow situated in a generous plot within a short distance of the beach with stunning sea views with no onward chain.

- Detached Bungalow
- Generous Plot
- Four Bedrooms
- Development Potential
- Council Tax Band: E
- Quiet Cul-De-Sac-Location
- Sea & Rural Views
- No Onward Chain
- Needs Renovation Throughout
- Freehold

Guide Price £895,000

DESCRIPTION

Broomknowe is located in a quiet cul-de-sac just a short distance from Mawgan Porth beach. The property benefits from four bedrooms, generous loft space with huge potential, private driveway with garage, generous gardens and spectacular sea views. The property needs extensive renovation throughout. There is potential for development subject to planning permissions and if granted a second story elevation would offer sensational sea views and of the surrounding vale.

SITUATION

Mawgan Porth has so much to offer with an array of eateries such as Catch seafood restaurant, The Merrymoor public house, local shop, water sports activities, spectacular sandy beach and stunning coastline walks. The equally attractive fishing port of Padstow is less than 10 miles distant with the famous Rick Steins esteemed seafood restaurant and Paul Ainsworth's Michelin Starred No.6. The quintessential village of St Mawgan sits two miles inland with a beautiful 13th century church, gift shop, primary school, tearoom and traditional village pub. Newquay Airport is a ten minute drive offering both domestic and international flights.



ACCOMMODATION

Steps lead to the front door which opens into a useful porch giving access to the entrance hall, where there is a large storage cupboard and loft hatch. The sitting room has spectacular panoramic views of the sea and across the vale of Lanherne from the large window to the front of the property. There is space for dining furniture and access to the kitchen.

The dual aspect kitchen has a range of wall and base units, dual sink with mixer tap, breakfast bar, induction hob, double integrated oven and pantry cupboard. There is a sliding door into the rear hall offering access to the garden and entrance hallway. There are four bedrooms and a family bathroom. Bedroom one, two and three are all double bedrooms with inbuilt wardrobes and bedroom four is a single bedroom with views to the rear and an inbuilt wardrobe. The family bathroom features panel bath with overhead shower, wash hand basin, low level wc and obscure glass window to the rear of the property.

There is a loft space which has windows either end and could with the right planning permission make a substantial extension.

OUTSIDE

Broomknowe sits in an elevated position with views of the coastline and is mainly laid to lawn. There is a driveway with a path that wraps around the property. To the rear of the bungalow there is a good sized patio area and steps leading up to a generous lawn with bordering mature shrubs and bushes, which again takes in the surrounding countryside/coastal views.

SERVICES

Mains electric, mains water, mains gas on a warm air system and private drainage. Please note, the agents have not inspected or tested these services.

VIEWINGS

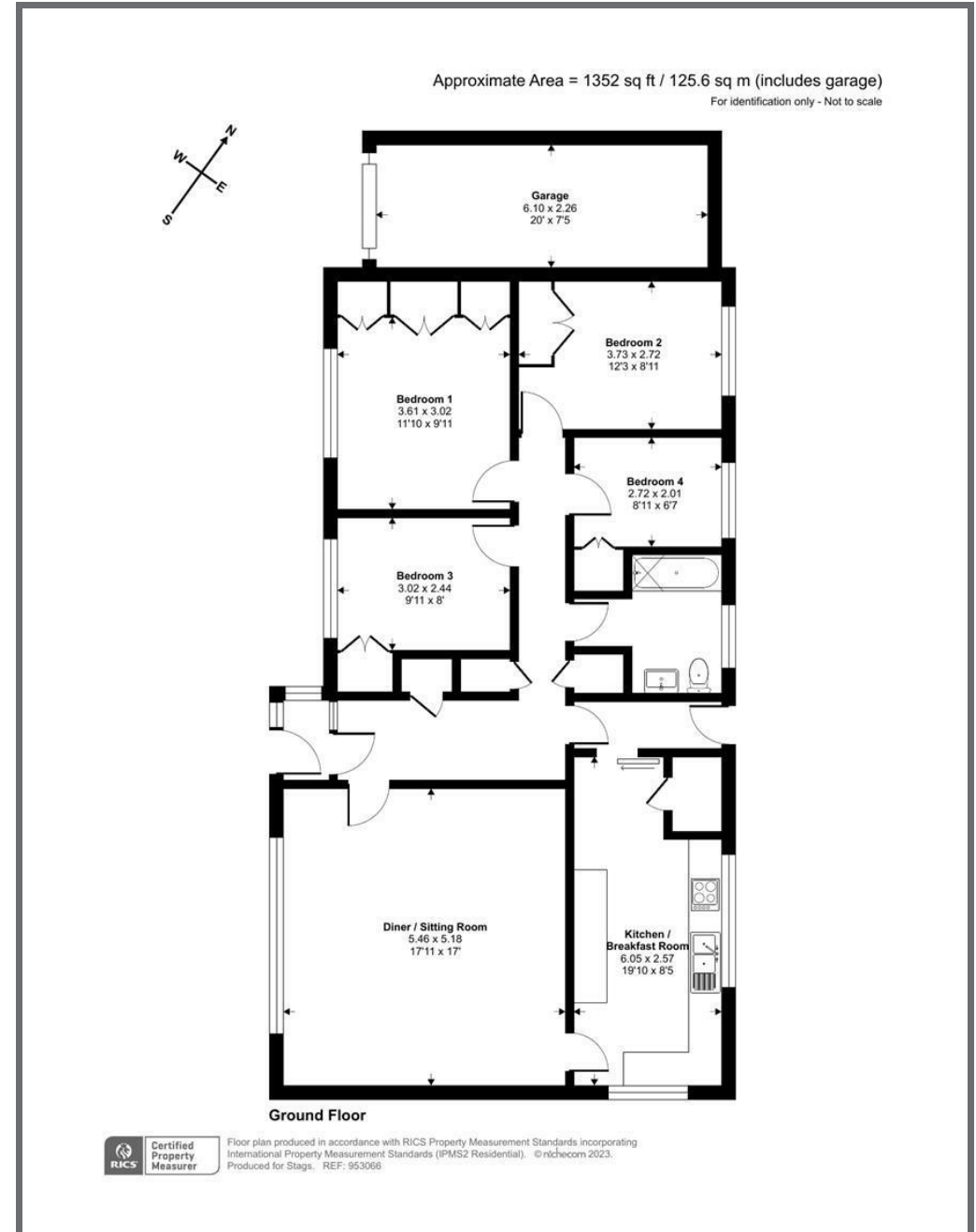
Strictly by appointment with the vendors appointed agents, Stags 01208 222333

DIRECTIONS

From the waterfront in Mawgan Porth with the water on your left, head up the hill, there is a sharp left hand bend at the top of the hill and some 200 yards after turn left in to the cul-de-sac, Gwel-an-Mor. Follow the road around to the left and Broomknowe is the last property on your left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333