

NEWQUAY PROPERTY CENTRE



A STUNNING LIFESTYLE HOME/SMALL HOLDING BETWEEN THE COUNTRY VILLAGE OF ST MAWGAN AND THE COASTAL VILLAGE OF MAWGAN PORTH. INCREDIBLY FLEXIBLE HOME TO INCLUDE A REFURBISHED/EXTENDED DETACHED FARM HOUSE WITH TWO SEPERATE ANNEXES, DETACHED BARN/STABLE AND A HUGE DETACHED DOUBLE GARAGE/HOME GYM.



Little Acre , Trevarrian, Newquay, TR8 4AF

£975,000
Freehold

our ref: CNN8948

01637 875161

IN BRIEF...

- Type: House
- Style: Detached
- Age: Older
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 3
- EPC: F
- Council tax band: D
- Mains Services: Electric & Broadband
- LIFESTYLE HOME ON OVER AN ACRE OF GROUNDS
- GORGEOUS EXTENDED MAIN FARM HOUSE
- TWO SEPERATE ANNEXES
- HUGE DETACHED DOUBLE GARAGE
- INCREDIBLE HOME GYMNASIUM
- PARKING FOR 10+ CARS
- STUNNING COUNTRY AND COAST VIEWS
- LUSHIOUS WRAP AROUND GARDENS
- FAMILY HOME WITH INCOME POTENTIAL
- POTENTIAL SMALLHOLDING WITH BARN/STABLE



OWNERSAYS...

“This has not only been a great home, but also a wonderful small-scale business for us. Holiday letting the annexes and renting parking to airport users has always proved popular. For us this flexibility has been brilliant!”



CONSIDER THIS...

WHAT WE LOVE: This home has far too many features to mention, save to say it's an absolute favourite of ours here at NPC. Standout features would have to be the unique characterful style that enjoys plenty of modern comforts, the annexes are a real treat, the garage is a definite Wishlist item, the views are simply breath-taking, and the locations is up there with the very best of them. We cannot stress how much we love Little Acre! We know you will too!

MOREDETAIL...

SUMMARY: Little Acre is a stunning lifestyle home in arguably one of the most sought-after locations anywhere on the North Cornish coast. Set back from the rugged coastline of Mawgan Porth and just outside the quaint village of St Mawgan this home offers buyers' space, character, ultimate flexibility and is easily one of the finest lifestyle homes we've seen in recent years.

Since acquired by the current owners the property has been transformed thanks to a huge renovation/extension programme which is evident across the entire plot. Buyers still have the opportunity to make their own mark by completing light decorative finishing touches here and there, but the end result promises to be a forever family home that most of us could only dream of.

The original period farm house has been renovated specifically to enhance the abundance of gorgeous character features, whilst also benefiting from a large extension that is contemporary, yet perfectly in keeping. This two-storey extension gives this home the most wonderful living space and a "to die for" master ensuite. Next to the farm house is a huge detached double garage, that has been converted into a vast home gym and utility space, buyers can choose which use they prefer and reverting back to garage space will involve only minimal alterations. Behind the property sits two self-contained annexes that have proved to be highly successful Airbnb holiday lets for the current vendors. Views surround the property in all directions as does the extensive mature gardens and grounds which extend to over an acre - What an incredible home this is! Don't take our word for it, book your viewing without delay!

Briefly consisting of: A large and inviting reception hall with vaulted ceiling and Velux skylights that flood the area with natural light, whilst also having plentiful room for the stowage of coats and shoes. This lovely space immediately whets the appetite of what's yet to come. A useful ground floor double shower suite sits alongside the hall and doubles as a guest WC. Perfect for washing off after busy day on the beach. The hall guides you seamlessly into a delightful open plan kitchen/diner that occupies the majority of the original farmhouse's ground floor. This L-shaped space means each area has its own unique purpose, with a large sociable dining room leading off to the bespoke handcrafted kitchen that includes a huge family island unit. We can just imagine that this space will undoubtedly play host to the best parties!

The living room is situated within the extension, and by contrast to the gorgeous character in the original parts of the building feels like a sleek 21st century contemporary family space. This room is more than sizeable for even the largest of family suites, but also feels cosy all at the same time. Triple aspect windows flood the room with light and the views are just breath taking, over open countryside to the sea and coast of Mawgan Porth. Large bifold doors open onto a gorgeous vast slate patio to further enjoy the view out in the open air. Within the living room the first of two staircases rises to the master ensuite. This incredibly grown-up space benefits from a king size bedroom with vaulted ceilings and the best views on offer. Bifold doors encapsulate this view and a Juliet balcony (to be fitted) finishes the room perfectly. The En-suite has a gorgeous oval shaped bath and sink, both fitted with on trend brushed brass taps and there is beautiful tiling throughout. Perfect to relax, soak and unwind!

The remaining three bedrooms and main family bathroom can be accessed off the second stairwell in the original part of the home. All three are double size, all benefitting from vaulted ceilings, two having Juliet balconies. One of the three also has a fantastic mezzanine snug area and inbuilt bespoke bunk beds. Simply the coolest child's bedroom you're likely to see!

The two annexes are detached from the main home each with suitable parking and their own garden areas. Highly successful Airbnb holiday lets for the current owner, they add another flexible dimension. Both quirky, yet comfortable and completely self-contained with one and two bedrooms respectively.

The grounds and gardens surround the home on all four sides and bound onto open fields. At the top of the plot next to the entrance is a large gravelled hard standing parking area with enough room to park 10+ cars. On the seaward side of the plot there is an old barn/stable that offers great improvement potential for a multitude of practical uses. The gardens are primarily lush lawns, neat hedge row and mature trees. Large, yet manageable and without doubt a pleasure to keep for any green fingered buyers.

AGENTS NOTE Private drainage with private water from bore hole. Zero water charges

Preliminary property details, awaiting Vendor verification.



THELOCATION...

LOCATION: Surrounded by beautiful scenery the much sought-after hamlet of Trevarrian sits pretty much mid-way between the villages of St Mawgan and Mawgan Porth affording easy access to both. Just far enough away (4 miles) from the large neighbouring town of Newquay to avoid the crowds and summer excesses yet benefit from the same beautiful coastline.

St Mawgan has to be one of the prettiest villages locally and as such one of the most in demand. Nestled in the wooded Lanherne Valley with the River Menalhyf running through it. The thriving community centres around the picturesque village green, 13th century church, Ofsted outstanding Mawgan-in-Pydar primary school, village store/post office and the amazing Falcon Inn; a traditional village pub serving hearty meals, many guest ales and having a beautiful beer garden for all the family to enjoy.

Mawgan Porth's Sunday Times award winning beach has acres of golden sand; great for relaxing in the sun, playing family games, making sandcastles, rock pooling or exploring caves. Mawgan Porth is usually less crowded than the nearby beaches of Watergate Bay and those in Newquay. In the summertime the waters are calm and safe for bathing and in the wintertime under the right conditions the waves can be world class, a challenge to even the best water sport enthusiasts. When you visit Mawgan Porth it's easy to see why it's fast become one of the UK's most favoured holiday destinations.

St Mawgan is perhaps best known as the home of the nearby Newquay Cornwall Airport offering flights to a variety of National and International destinations including daily flights to London. For added convenience the major towns of Newquay, Wadebridge, Padstow, St Austell, and the Cathedral City of Truro are all easily accessible by car within four to twenty miles.

SHOPPING

- Village Shop/Post Office
- Co-op - St Columb Major
- Newquay

RELAXING

- The Falcon Inn
- Village Green/Park
- Mawgan Porth Beach

TRAVEL

- Village Bus Service
- Cornwall Newquay Airport
- Newquay Train Station

SCHOOLS

- St Mawgan Pre School
- Mawgan In Pydar Primary School
- Newquay Treviglas Secondary



THE FLOORPLAN...

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



THE DIMENSIONS...

MAIN HOUSE

Hallway

11' 11" x 7' 10" (3.63m x 2.39m)

Ground Floor Shower Room

7' 8" x 3' 8" (2.34m x 1.12m)

Kitchen Area

20' 10" x 11' 8" (6.35m x 3.55m)

Dining Area

25' 3" x 12' 8" (7.69m x 3.86m)

Living Room

21' 2" x 15' 7" (6.45m x 4.75m)

Bedroom One

15' 7" x 14' 2" (4.75m x 4.31m)

Ensuite

8' 9" x 6' 2" (2.66m x 1.88m)

Bedroom Two

12' 1" x 6' 9" (3.68m x 2.06m)

Bedroom Three

14' 0" x 8' 8" (4.26m x 2.64m)

Bedroom Four

12' 2" x 9' 10" (3.71m x 2.99m)

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m)

DOUBLE GARAGE INCORPORATING:

Utility

11' 1" x 11' 8" (3.38m x 3.55m)

Home Gym

23' 3" x 16' 3" (7.08m x 4.95m)

ANNEX ONE

Hallway

11' 6" x 4' 6" (3.50m x 1.37m)

Kitchen

10' 0" x 5' 0" (3.05m x 1.52m)

Open Plan

Lounge/Diner/Bedroom
24' 6" x 12' 6" (7.46m x 3.81m)

Double Shower Suite

5' 10" x 7' 4" (1.78m x 2.23m)

ANNEX TWO

Lounge/Breakfast Room

17' 2" x 8' 9" (5.23m x 2.66m)

Kitchen

6' 1" x 4' 11" (1.85m x 1.50m)

Bedroom One

8' 4" x 7' 1" (2.54m x 2.16m)

Bedroom Two

8' 4" x 7' 8" (2.54m x 2.34m)

Shower Suite

Barn/Stables

MORE INFO...

call: 01637 875 161
 email: info@newquaypropertycentre.co.uk
 web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.