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5 Trevarrian Mews, Newquay TR8 4AU

£440,000

A TOTALLY UNIQUE AND STYLISH THREE BEDROOM FAMILY HOME TUCKED AWAY IN A SMALL MEWS DEVELOPMENT BETWEEN WATERGATE BAY AND MAWGAN PORTH. THIS PROPERTY HAS BEEN LOVINGLY CARED FOR BY THE CURRENT OWNERS AND OCCUPIES A SUNNY PRIVATE SPOT.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 2 / **BEDROOMS:** 3 / **BATHROOMS:** 1

FEATURES:

- COMPLETELY UNIQUE THREE BEDROOM FAMILY HOME
- TUCKED AWAY MEWS DEVELOPMENT BETWEEN WATERGATE BAY AND MAWGAN PORTH
- WALKING DISTANCE TO MAWGAN PORTH
- ALLOCATED PARKING FOR TWO CARS
- ALL MAINS SERVICES
- GORGEOUS KITCHEN DINER EXTENSION
- ENCLOSED FRONT AND REAR GARDENS

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DESCRIPTION:

THE LOCATION:

Welcome to Number Five Trevarrian Mews; a unique three bedroom family home with private enclosed gardens and allocated parking. Trevarrian Mews is a small Mews development within the quaint hamlet of Trevarrian between Watergate Bay and Mawgan Porth which have recently become two of the most sought after destinations on the north Cornish coast. Mawgan Porth is a haven for water sports lovers where surfers and sun worshipers can enjoy what is on offer with some magnificent cliff and coastal walks from here towards Padstow and Newquay. The Scarlett Hotel and The Bedruthan Hotel both have award winning spas open to non residents.

Within Mawgan Porth you will not be disappointed with the choice of eateries! The award winning Scarlett Hotel has one of the best reputations in the area. Catch Restaurant is just opposite the beach and Rick Steins Seafood Restaurant is a few miles north in Padstow. Watergate Bay is a few minutes away and offers a choice of restaurants. Within the bay there are a range of day of day amenities including a convenience store, a cafe and The Merrymoor Inn. St Mawgan lies a few miles inland and has an outstanding Primary school and a beautiful 13th Century Church. Newquay Airport is only a few minutes drive away and offers daily links to London, and many other national and international destinations.

This property has been lovingly cared for by the current owners who have a spacious yet cosy family home with a gorgeous kitchen extension at the rear.

The external appearance is inviting and pleasing to the eye with a Waney Edge Larch Cladding finish. A neat and very useful porch with a porthole window guides you into the living room at the front....ideally for storing those boots and coats.

The living room at the front is a generous size family room with stairs to the first floor. From here, an inner hallway with a study leads through to the kitchen diner at the rear which was extended and reconfigured in 2018. The kitchen really does have the 'Wow Factor' and offers a generous range of shaker style units with space for a dish washer, Range style oven and an American style fridge freezer.. There's ample space for dining and an abundance of natural light thanks to the glass sliding doors and ceiling at the rear. With the doors open in the summer, this area flows seamlessly into the garden, a great spot for entertaining! Also on the ground floor, you will find a utility room with space and plumbing for the necessary white goods.

There's a mixture of engineered oak flooring and tiled floors on the ground floor with carpets on the first floor.

All three bedrooms can be found on the first floor, there's two doubles, one with built in storage and a single. The family bathroom has a bath with a shower over and there's an airing cupboard off from the landing area.

Externally, at the front the garden is neat and low maintenance with an area of astro turf, a shed and a seating area. At the rear, the garden is southerly facing, completely enclosed and sheltered with a pergola and ample seating, perfect for those evening BBQs.

There's allocated parking for two cars in the front courtyard.

In summary, this family home combines space, an abundance of natural light and a modern beauty feel. If you want to live close to the sea, this property could be the one for you!

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Porch

1.32m x 0.91m (4'4 x 3'0)

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Lounge

6.55m x 3.53m (21'6 x 11'7)

.

Study

1.88m x 1.32m (6'2 x 4'4)

.

Utility Room

2.34m x 1.45m (7'8 x 4'9)

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Kitchen Diner

4.29m x 2.87m max (14'1 x 9'5 max)

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Bedroom 1

3.25m x 3.51m (10'8 x 11'6)

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Bedroom 2

3.48m x 2.84m (11'5 x 9'4)

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Bedroom 3

3.35m x 3.18m (11'0 x 10'5)

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Bathroom

2.03m x 1.88m (6'8 x 6'2)

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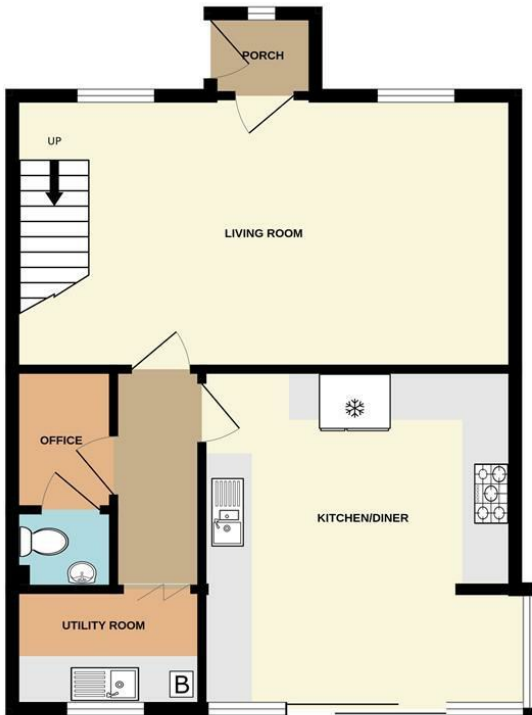
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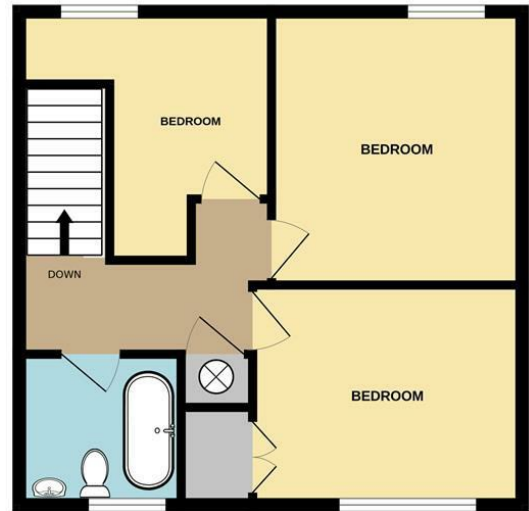
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FLOORPLAN:

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		71	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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