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Curlews Gwel-An-Mor, Newquay TR8 4DW

£795,000

CURLEWS IS A SPLIT LEVEL FOUR BEDROOM DETACHED HOUSE WITH SEA VIEWS, TWO GARAGES, TWO DRIVEWAYS AND HUGE GARDENS LOCATED ON ONE OF THE MOST DESIRABLE CUL DE SACS ON THE NORTH CORNISH COAST BETWEEN WATERGATE BAY AND PADSTOW.

PROPERTY TYPE: House - Detached

RECEPTIONS: 2 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- DETACHED FOUR BEDROOM COASTAL HOME
- ENDLESS POTENTIAL
- IN NEED OF FULL REFURBISHMENT
- LARGE PLOT
- TWO GARAGES AND TWO DRIVEWAYS
- NO ONWARD CHAIN
- ALL MAINS SERVICES
- AMAZING LOCATION
- SEA VIEWS FROM MANY ROOMS

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DESCRIPTION:

Mawgan Porth, sandwiched between Watergate Bay and Padstow is one of the most popular and sought after coastal locations 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 and both are within walking distance.

Within Mawgan Porth you will not be disappointed with the choice of eateries! The award winning Scarlett Hotel is a short walk from this property with 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 a family friendly pub. St Mawgan lies a few miles inland and has an outstanding Primary school and a beautiful 13th Century Church. Newquay Airport is only a 10 minute drive away.

'Curlews' is a four bedroom detached split level home in need of complete modernisation with huge potential to create a 'Grand Designs' style home as many properties in this area have done. It occupies a large plot on one of the most desirable cul de sacs on the north coast with far reaching views of the ocean and the countryside. Mawgan Porth has increased in popularity tremendously in recent years. The desire to create contemporary 'grand design' style homes is very evident when you look towards the imposing cliffs. This property is ripe for re-development. The possibilities are endless given the plot size, location and vantage point.

The accommodation briefly comprises of a split level hallway with steps down to two bedrooms and a bathroom. On the ground floor is a huge kitchen diner and lounge with a window at the front enjoying sea views. On the first floor, there are two further bedrooms, one with stunning sea views and a cloakroom. At the front there are two driveways and two garages.

The gardens at the rear are huge and laid mainly to lawn with driveways and garages on both sides potentially allowing access at the rear for a further dwelling subject to planning permission.

In summary, original properties in this location are rare! It was designed and built to make the most of the views during the day and the sunsets in the evening and has huge potential to be extended or improved as many other properties in this area have.

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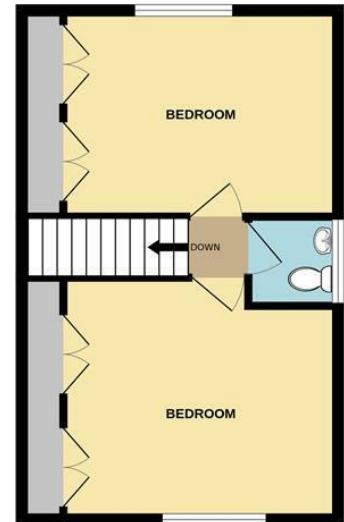
- Hallway
3.86m x 1.57m (12'8 x 5'2)
- .
- Lounge Diner
7.82m x 5.28m (25'8 x 17'4)
- .
- Kitchen
8.36m x 6.78m (27'5 x 22'3)
- .
- Bedroom 1
4.04m x 3.25m (13'3 x 10'8)
- .
- Bedroom 2
4.04m x 2.87m (13'3 x 9'5)
- .
- Bedroom 3
3.51m x 2.90m (11'6 x 9'6)
- .
- Bedroom 4
3.48m x 2.67m (11'5 x 8'9)
- .
- Bathroom
1.73m x 1.70m (5'8 x 5'7)
- .
- Garage 1
7.34m x 2.51m (24'1 x 8'3)
- .
- Garage 2
- .

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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			
(92-101) A	B		75
(81-91) B	C		
(69-80) C	D		
(55-68) D	E	49	
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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