



Atlantic Heights , Tregurrian, TR8 4AE

£1,200,000



***** Development Opportunity *****

Atlantic Heights, an iconic 1930's detached property with 3/4 of an acre of grounds, has breath-taking views of the Atlantic Ocean.

Location - The lovely hamlet of Tregurrian is perfectly positioned between Watergate Bay, with it's majestic surfing beach (just a miles walk away) and the well regarded coastal village of Mawgan Porth. Newquay Airport is also just over a mile away.

Atlantic Heights is a former hotel and B&B with 20 bedrooms and various reception rooms, just waiting to be restored to it's former glory.

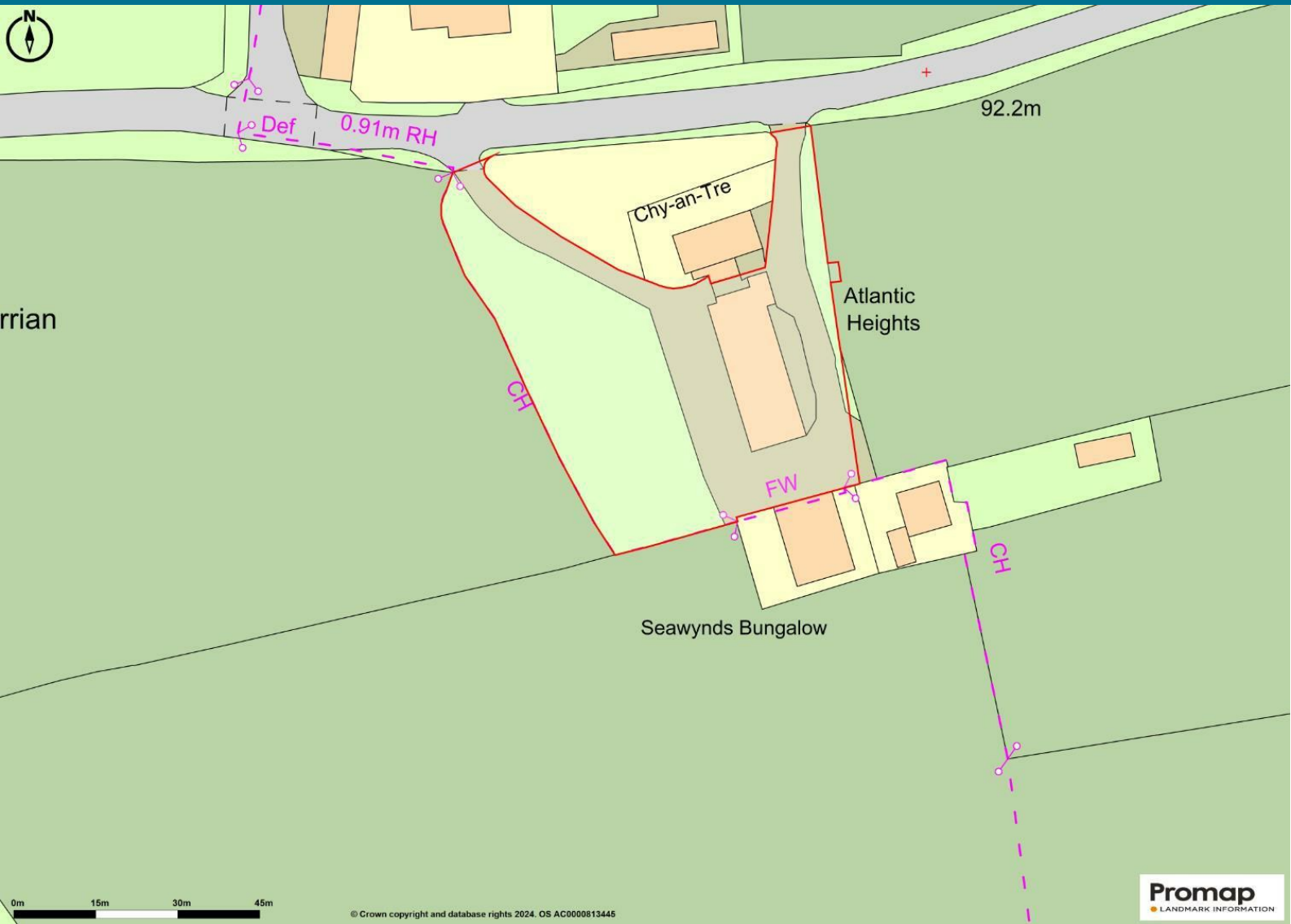
Ready for a complete refurbishment, this property presents a fantastic development opportunity for those looking to create their dream home, boutique hotel or any other potential business or development ventures.

Tenure: Freehold

EPC: D - 82

Contact us today to arrange a viewing.





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	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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.