



Ivy Cottage



# Ivy Cottage

Tregurrian, Newquay, TR8 4AD

Watergate Bay - 0.5 mile Mawgan Porth - 2 miles Padstow - 11 miles

An impressive characterful coastal home, renovated, extended and re-modelled in proximity of Watergate Bay

- 5 bedrooms (4 bathrooms)
- Character property
- Finished to a high standard
- EPC – Exempt
- Stunning location
- Excellent holiday let income
- Sun terrace
- Rateable value - £4,300

Guide Price £1,795,000

## SITUATION

Watergate Bay offers two miles of golden sands on the rugged North Cornish coastline, between the coastal resorts of Newquay and Mawgan Porth. Local activities include walks along the coastal footpath, surfing, kite surfing, paddle boarding and kayaking, with the nearby Extreme Academy offering lessons and hire facilities for all ages. RNLI Lifeguards are on duty from May to the end of September and there is extensive parking and facilities onsite.

The nearby Watergate Bay Hotel, has a range of facilities including three restaurants, a swimming pool, spa and beach shop. There is also the Wax Restaurant and Watergate Bay hosts surf competitions and the Boardmasters festival in August.

Communications to the area are excellent with the A30 at Fraddon providing dual carriageway links to the M5 at Exeter, and Newquay Airport at St Mawgan providing regular flights to UK and International destinations.



## DESCRIPTION

A handsome Grade II listed character property which has been extensively refurbished by the current owners.

The house is entered via a covered porch. Following through this reaches the Living Room which has an impressive inglenook stone fireplace with wood burner. To the left of the front door is a double bedroom with inglenook fireplace constructed of local stone and has views over the front garden. Through an internal hallway you will find a spacious luxury shower room with a double walk-in shower. There is also a utility room, with back door to the garden, in this part of the property.

The kitchen/dining room is light, expansive and finished to a high standard, with tiled floors, fitted units, wooden work surfaces, large sink and stainless steel worktop. Integral appliances include a fitted dishwasher and Stoves 5 ring electric hob with 3 ovens under. There is space to seat 10 diners with views over the sun terrace and garden.

Upstairs there are four well sized bedrooms, two of which are dual aspect and have high end en-suite shower rooms. A further double bedroom and a twin/double which could suit bunk beds depending on needs. Also on the first floor is a gorgeous family bathroom with a roll top bath, separate shower and views over the rear gardens.

## OUTSIDE

The gardens are mainly laid to lawn. The gravelled driveway has ample parking for a number of cars and a single garage. The sun terrace is a great place for BBQ's and evening drinks and is normally sheltered from the wind. Our clients have converted the outside WC to a shower room which is great to rinse off in after a day at the beach. Steps lead from the terrace to a rear garden area and a former piggery building and grassed area. Further steps lead to the level paddock which can also be accessed from the road.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

## SERVICES

Mains drainage, electricity and water. Oil fired central heating. Broadband speed 1 – 1000 Mbps, Mobile coverage indoors – limited from EE, O2 and Vodafone. Mobile coverage outdoors – EE, Three, O2, Vodafone.

## DIRECTIONS

From the Watergate Bay car park head uphill along the B3276, through Tregurrian, and the property will be on your right after 0.7 miles.



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### Ivy Cottage, Tregurrian, Newquay, TR8

APPROX. GROSS INTERNAL FLOOR AREA 2521 SQ FT 234.2 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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