



Seawynd's House



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Tregurrian, Newquay, TR8 4AE

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

A superb and substantial, five bedroom coastal residence with far reaching views located in the sought-after north coast hamlet of Tregurrian.

- Substantial Detached House
- Contemporary Design
- Adjoining Open Fields
- Stunning Far Reaching Coastal Views
- Five Bedrooms
- Reversed Accommodation
- Open-Plan Ground Living Space
- Remainder of 10 Year BuildSafe Warranty
- Freehold
- Council Tax Band F

Guide Price £900,000

SITUATION

The property is located in the desirable hamlet of Tregurrian which neighbours Watergate Bay offering two miles of golden sands on the rugged North Cornish coastline and is 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

Seawyns is a striking and impressive, architecturally designed property of around some 3000 square feet and incorporates five double bedrooms plus an office/ study, three sleek individual bathrooms, open-plan living space on the ground floor to incorporate the kitchen/ dining room and a separate utility room and a first floor living room opening onto an expansive balcony terrace affording stunning views over the adjoining fields and far reaching coastline. Internally the property boast numerous bespoke fitments and detailing and features underfloor heating to the ground floor and a MHRV system and log burner.

OUTSIDE & ACCESS

Access to the property is via a private drive off the B3276 heading towards the hamlet of Tregurrian and passing Atlantic Heights, an iconic 1930's former hotel for redevelopment. We are advised by our clients that there is an alternative access point which could be created by way of a long driveway bordering the field to the front to the property connecting back onto the B3276 in the heart of the hamlet.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.

SERVICES

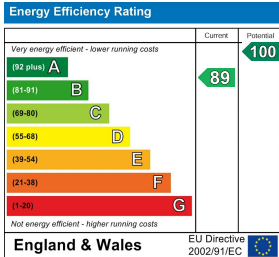
Mains water, electricity and drainage with an oil fired central heating system and MVHR. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

DIRECTIONS

Proceeding from the Watergate Bay car park head uphill along the B3276, through Tregurrian, after exiting the hamlet continue where the entrance to the property can be on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk
01872 264488

