



Halwyn



Halwyn Trenance

Mawgan Porth, Newquay, Cornwall, TR8 4BY

Beach - 0.5 mile Watergate Bay - 2.5 miles Padstow - 7 miles

Substantial detached house set amidst gardens and grounds of around 0.22 acre with views to the sea

- Close to Mawgan Porth beach
- Views to the sea from first floor
- Sitting room
- Kitchen/dining room
- 3 Bedrooms (1 en-suite)
- Various outbuildings
- Established garden
- Ample driveway parking
- Freehold
- Council Tax Band D

Guide Price £750,000

SITUATION

Mawgan Porth, located between Watergate Bay and Padstow is one of the most popular and sought after locations on the North Cornish coast. A haven for water sports lovers, there are also magnificent cliff and coastal walks through to Padstow or Newquay. Renowned spas such as The Scarlet and Bedruthan Steps Hotel are within walking distance of the property and both accommodate non residents.

The bay forms the seaward end of the Vale of Lanherne which continues through the picturesque village of St. Mawgan and on to St. Columb. Much of the surrounding coastline is protected by The National Trust, such as nearby Bedruthan Steps. Many other fine beaches including Porthcothan, Trevone, Harlyn and Constantine Bay are also to be found on this stretch of coast together with a number of golf courses.



There is a good choice of dining options and Rick Steins Seafood Restaurant is a few miles north in Padstow. Watergate Bay is around 2.5 miles away and offers a choice of restaurants, including The Beach Hut and Zacry's. Nearby St Mawgan has a Primary school, beautiful 13th Century Church. and the renowned Falcon Inn. Newquay Airport is only a 10 minute drive with both domestic and international flights available.

THE PROPERTY

Set in the hamlet of Trenance, on the edge of Mawgan Porth itself, Halwyn is a substantial detached family home standing amidst gardens and grounds of around 0.22 acre. Lovely countryside views are enjoyed from the property, along with sea glimpses from the first floor.

Extending to around 1,600 sqft, the house is approached into a generous entrance porch, leading onwards to the inner hall. To the rear is a lovely kitchen/dining room with views over and access to the garden. This L shaped room is appointed with a range of wood effect units and integral appliances. To the front are a pair of reception rooms, linked by a wide archway and leading to a small study area. A short flight of stairs leads to the bathroom. The first floor is where the three double bedrooms are found, including the large master bedroom with Juliet balcony and en-suite bathroom.

GARDENS & GROUNDS

The private driveway has space for several cars and provides direct access to the two garages, one on either side. In addition there are further outbuildings including one that has great potential as a home office.

The garden is level and principally laid to lawn with maturing trees and shrubs

SERVICES & NOTES

Mains water (metered), gas, electricity and drainage. Central heating. Mobile coverage is limited indoors and likely outdoors (Ofcom). Standard broadband is available (Ofcom). The adjoining field has recently gained outline planning consent for the construction of up to two dwellings PA25/01566.

VIEWINGS

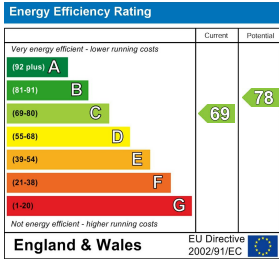
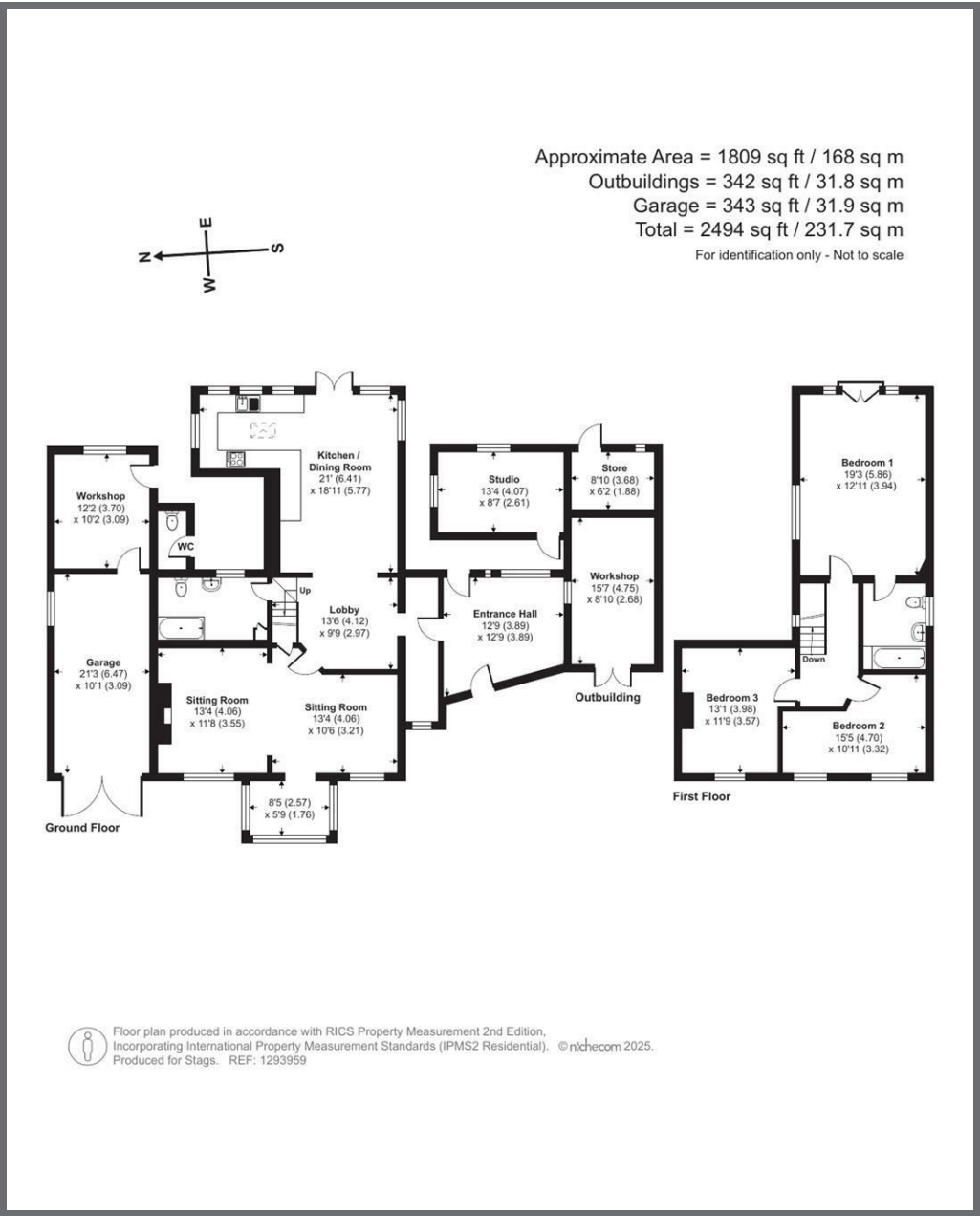
Strictly by prior appointment with Stags Truro Office on 01872 264488

DIRECTIONS

Proceed from Newquay towards Padstow on the coast road and past Mawgan Porth Beach. Upon entering Trenance, Halwyn is the last property on the right.



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