



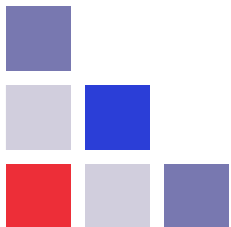
Seagulls

NO CHAIN

Porthcothan Bay, Padstow PL28 8LP

Hazelwells are pleased to offer this rare opportunity to acquire Seagulls, a detached bungalow set in approximately half an acre, currently a holiday let. Offering breathtaking sea views and backing onto unspoiled countryside, situated on a private road just a few hundred yards from the stunning sandy shores of Porthcothan Bay. This property enjoys a prime location on Cornwall's sought-after north coast. Representing an exciting investment opportunity, with draft plans prepared for replacing the existing bungalow with two new detached homes subject to planning permission. Favourable advice and guidance has already been obtained from the local authority. Conveniently located 5 miles south of the picturesque harbour town of Padstow, 8 miles from Newquay, and just 6 miles from Newquay Airport, the property is ideally placed for enjoying the area's renowned coastal lifestyle. The current accommodation includes an entrance hallway, lounge with an open fire, dining kitchen, utility room, sun lounge, two double bedrooms, and a family bathroom. The property is warmed by electric wall heaters and benefits from a solar thermal panel that supplements the hot water system. The grounds feature a detached garage with an electric door, lawned gardens, and mature fruit trees, providing a charming outdoor space to complement the home's idyllic setting. This charming property combines character, location, and development potential, making it an exceptional offering.

Offers Over £995,000



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Entrance Hall

Lounge

12' 2" x 14' 0" (3.71m x 4.26m)

Dual aspect with open fire.

Dining Kitchen

10' 8" x 12' 5" (3.25m x 3.78m)

Large window overlooking the rear garden.

Utility Room

Sun Lounge

8' 4" x 12' 9" (2.54m x 3.88m)

UPVC double glazed windows and patio doors leading into the rear garden.

Bedroom 1

13' 5" x 12' 0" (4.09m x 3.65m)

Spacious double bedroom with dual aspect with window to the front and patio doors to the rear patio and garden.

Bedroom 2

10' 8" x 10' 8" (3.25m x 3.25m)

Double room with window to the front and patio door leading to the side patio and garden.

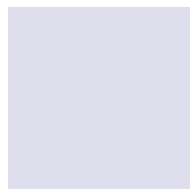
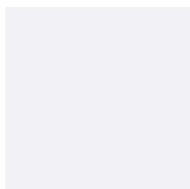
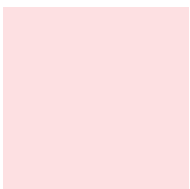
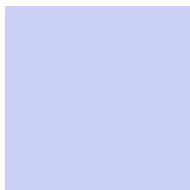
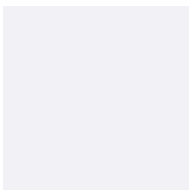
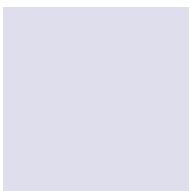
Bathroom

7' 0" x 5' 4" (2.13m x 1.62m)

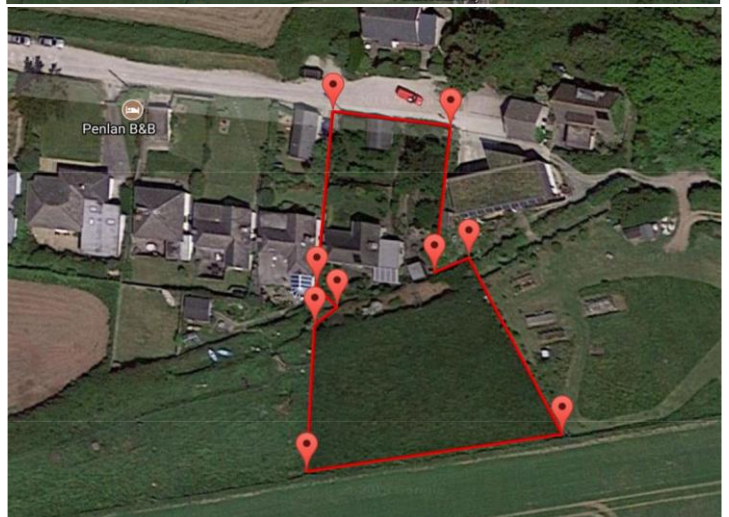
Modern three piece suite with shower over bath.

Exterior

Mature private gardens. Detached garage.



Porthcothan Bay is set on Cornwall's north coast and benefits from stunning scenery and a beautiful sandy beach with blue seas popular with surfers and bathers alike. Within the immediate area there are a variety of activities on offer including water sports; surfing, sailing, coastal walks and the Camel Trail cycle path. Only 5 miles north to the harbour town of Padstow which offers supermarkets, boutique shops, pubs, cafes and restaurants including Rick Steins Seafood Restaurant. To the south there are a number of bays including, Treyarnon, Mawgan Porth and Watergate Bay. Newquay is 8 miles south and is a popular seaside resort with 7 miles of sandy beaches, shops, bars and restaurants. Newquay Airport only 6 miles from Porthcothan offers regular flights to London, Gatwick, Manchester, other domestic and European Cities.



If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



The architectural drawings include a site plan, a section, and an elevation.

Site Plan: Shows the layout of the existing house and the proposed extension. The extension is a rectangular structure with a gabled roof, located to the right of the existing house. The site plan includes labels for "existing house", "proposed extension", "garage", "porch", "driveway", "road", and "fence". A scale bar indicates 1:200.

Section: A cross-section of the proposed extension, showing the internal structure and roof profile. The section includes labels for "ridge 21' 6\"", "eaves 17' 6\"", "10' 2' level", "1' 6\"", "5' 6\"", "proposed", "existing house", "garage", and "road". A scale bar indicates 1:200.

Elevation: A side elevation of the proposed extension, showing the exterior walls and roof. The elevation includes labels for "ridge 21' 6\"", "eaves 17' 6\"", "10' 2' level", "1' 6\"", "5' 6\"", "proposed", "existing house", "garage", and "road". A scale bar indicates 1:200.

