

HAY HOUSE

Mawgan Porth



JB ESTATES
EST. 1971

Hay House

Mawgan Porth, TR8 4HH

Hay House offers an extremely rare opportunity to acquire an immensely tasteful 5-bedroom home, along with a one-bedroom annexe and further outbuildings, set just 5 minutes' drive from the beach. Completed in 2024 and set in an idyllic wooded valley with approx. 4 acres of grounds and plentiful parking, this architectural gem has been built to the latest building regulations and combines reclaimed stone, zinc and timber with considered design details and spacious, light-filled rooms with soaring ceilings. EPC Band B.

- Approached via a shared concrete track and sweeping gravel driveway.
- 6-bedrooms, 4-bathrooms (2 en-suite), including a separate one-bedroom annexe.
- Designed by RIBA award winning architects New British Design and built by Alkenby (who built The Pig at Harlyn).
- Exceptional open plan kitchen/dining room that flows onto a sunny, south facing patio with inspiring views up and down the valley.
- Generous sitting room with Portland Stone fireplace, and a separate TV Snug.
- Two interior designed block built long barns clad in architectural tin.
- Newly landscaped terraced grounds and orchard, with naturalised meadows giving way to a woodland and stream.
- Only minutes from Mawgan Porth
- In all approx. 488.8 sq.m / 5,251 sq.ft.

Mawgan Porth 2.2 miles, Padstow 8.5 miles, Newquay Airport 2 miles, Truro 20 miles, Exeter 80 miles

Viewings by appointment only

Guide Price - £1,875,000

FREEHOLD





The Dairy

The Long Barn

Hay House

THE PROPERTY:

Hay House is a one-of-a-kind modernist property set in a picturesque countryside setting, just moments from the historic village of St Mawgan, and 1-mile inland from Mawgan Porth beach.

Constructed in 2024 and arranged over three floors with 5 double bedrooms and three reception rooms, this rural idyll has been thoughtfully curated by the owners to create an incredibly chic and bohemian home that lies in a coveted North Cornwall location between Newquay and Padstow.

The bucolic woodland valley setting offers a uniquely sheltered 'micro-climate' with large flat lawns and a newly planted orchard bordering a woodland and stream with grounds extending to almost 4-acres.

Inside, an impressive open plan kitchen & dining room with adjacent utility room, flows out to an elevated south facing patio enjoying wonderful garden views. Carefully placed picture windows in each of the rooms, perfectly frame unique vistas, serving as an observatory for the changing seasons.

LOCATION:

Situated on the rugged north Cornwall coast, Mawgan Porth offers a golden stretch of sand where fantastic breakers make for excellent surfing. Stunning scenery, dog-friendly beaches, several excellent golf courses and spectacular coastal and country walks including those of the renowned Seven Bays, make this hotspot a favourite with locals and visitors alike. The bay itself offers a local store, public house, a surf school and several cafes and eateries, while fine dining can be found nearby at the award-winning Scarlet Hotel, with first class spa and recreational facilities available at both The Scarlet & Bedruthan Hotel. Rick Stein's Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and the seafood bar Prawn on The Lawn can be found just a few miles along the coast in picturesque Padstow. Ideally located for easy commuting, Hay House is less than a 15-minute drive off the A30 and just five minutes away from Newquay International Airport.





HAY HOUSE ACCOMMODATION

GROUND FLOOR: Covered entrance with brise soleil | Entrance Hallway | TV Snug | Kitchen and dining room with concrete work surfaces, Everhot electric cooker, island unit, reclaimed wood floors and pivot door to the south facing patio terrace | WC | Coat Room with rear door to garden | Utility room / pantry | Sitting room with reclaimed Portland stone fireplace and views of the garden and woodland.

FIRST FLOOR: Galleried landing with apex window and reading nook/study area | Principal bedroom with picture windows, dressing area and en-suite bathroom with twin basins, shower and separate bath with garden views | Family bathroom with separate shower | Three further double bedrooms | Spacious landing with study area and garden views | stairs leading to:

SECOND FLOOR: Double bedroom set in the eaves | Separate shower room.

OUTSIDE: Access to Hay House is via a privately owned concrete track that shared with the outbuildings, and one neighboring property: Natural Bridges. There is a large, graveled driveway with private parking for numerous cars/boats. The newly landscaped grounds permit vehicle access down to all areas and the gardens include naturalised lawned terraces with a swing and football net, newly planted wildflower banks and orchard, established woodland and shallow stream. The sheltered grounds at Hay House provide immense privacy and tranquility, yet only 5 minutes' drive from Mawgan or 20mins walk down the scenic bridleway.

SERVICES: Mains gas and electricity with a private borehole water supply. Private drainage. Electric underfloor digitally controlled Air source heating. Waste and recycling collection.

MEDIA: Satellite broadband | Sky TV | USB/data points in every room | Audio cabling built in for surround system in TV Snug.

OUTBUILDINGS - One of the outbuildings is currently used as a successful holiday let, with a plant room/board store at one end and a basement used for wine storage. Both buildings offer potential for further development, subject to planning.

LONG BARN: One large double bedroom | Sitting room with log burner | Kitchen/dining room | Shower room.

THE DAIRY: Former dairy with oak floors, a kitchenette and W.C. Ideal for use as a 'party barn', it has previously been used as an office.





HAY HOUSE, THE LONG BARN & THE DAIRY

Hay House Approximate Gross Internal Area = 287.3 sq. m / 3,082 sq. ft
Long Barn, Dairy & Basement approx. Gross Internal Area = 201.5 sq.m / 2169.2 sq. ft



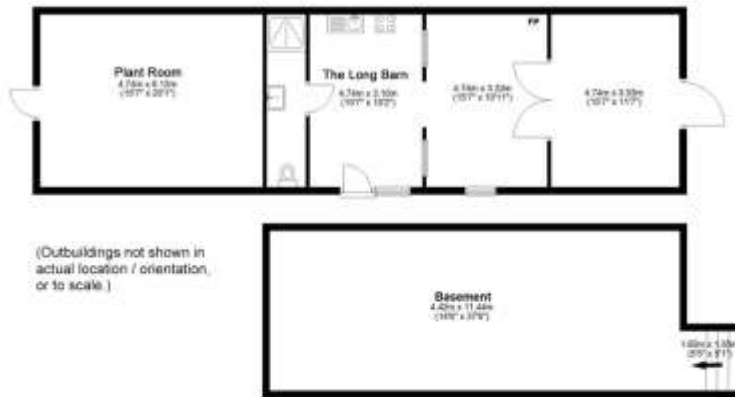
Ground Floor



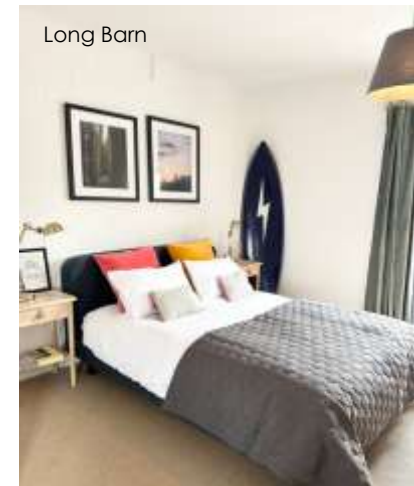
First Floor



Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1119423)



Long Barn



Long Barn