

# THE PALM HOUSE

Mawgan Porth



JB ESTATES

EST.  1971



## THE PALM HOUSE

Mawgan Porth, TR8 4DW

This stylish 4-bedroom Malibu inspired beach house has been carefully designed for the ease of coastal living. The Palm House sits at the top of Mawgan Porth with views right out across the Atlantic and the internal layout has been cleverly oriented around the landscaped gardens and terraces, to create an incredibly private setting. Recently renovated to exacting standards, the property enjoys an abundance of natural light that washes over the soft, textural interiors, with details influenced by the owners' travels. Outside, there are numerous spots to enjoy the Cornish sun and a beautiful limestone terrace, perfect for outdoor dining and lazy summer sundowners. With wellbeing in mind, the property also benefits from a hot tub, sauna and versatile yoga cabin. Driveway parking and garage/surf store/gym.

- Prime coastal location with views of the headland and the Atlantic Ocean.
- Principal bedroom with sea views, dressing room, en-suite bathroom and separate snug.
- Three further bedrooms, 2-bathrooms, WC.
- Well-appointed, open plan kitchen/dining room with doors leading out onto a sunny patio.
- Spacious sitting room with a split-level office space and sliding doors out to a second patio.
- Versatile cabin/studio space alongside a Gym, Sauna, Hot Tub and outside showers.
- Just a few minutes' walk down to Mawgan Porth Beach.
- In all approx. 267.2 sq. meters, (2,876 sq. feet). EPC Band C.

Mawgan Porth 500 m, Watergate Bay 2.7 miles, Padstow 9.7 miles, Newquay Airport 8 miles, Truro 22 miles, Bodmin Parkway Station 23 miles.

Viewings by appointment only

**Guide Price - £1,875,000**

**FREEHOLD**









## THE PROPERTY:

The Palm House is an exceptionally well-presented, contemporary beach home, set on an elevated corner plot in the popular coastal village of Mawgan Porth. Just a few minutes' walk from the sandy beach, the property is perfectly situated for those looking for either a holiday home or primary residence. Recently renovated to an exacting standard, this stylish home benefits from four bedrooms and three bathrooms with open plan living spaces that flow out to a beautifully landscaped and terraced coastal garden created by award winning designer Sam Ovens. The first floor is home to the principal bedroom, a light-filled and luxurious room with sea views, a walk-in dressing room, en-suite bathroom alongside a separate office / TV snug area. Three further bedrooms are situated on the ground floor with the family bathroom and a separate WC. With outdoor living in mind, the generous kitchen and dining room leads out to a beautiful stone patio and pergola ideal for alfresco dining. The bright and airy sitting room has a split-level office space and an inset log burner with vaulted ceilings and dual aspect patio doors giving access to another secluded terrace. A separate utility room/pantry provides everything you need for a comfortable family home.

## 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 cafés 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, The Palm House is less than a 20-minute drive off the A30 and just five minutes' drive from Newquay International Airport.









## ACCOMMODATION

**Ground Floor:** Boot room | Hallway with storage | Split level office with steps down to the Sitting Room which has a log burning stove, sea views and dual aspect patio doors leading out to a sheltered, sunny patio | Utility room | WC | Open plan kitchen and dining room with sliding doors out to the rear patio and garden, rear door to the driveway | Two double Bedrooms and a large Bunk Room (two with patio doors out to the garden) | Family Bathroom

**First Floor:** Steps with built in stair gate lead up to the principal bedroom with vaulted ceilings, dual aspect sea views, walk-in dressing room and en-suite bathroom reached via a galleried landing | TV snug with built in storage and roof lights.

## OUTSIDE:

Approached off Gwel-an-Mor, the property has a resin driveway with parking for 3-4 cars, and a timber clad surf store and gym that can be accessed from both ends. Access to the property is via the front porch located to the side of the property, or the kitchen door, which has a small patio and outside shower. The elevated front garden is beautifully designed with a private patio off the sitting room screened by lush coastal planting and fencing that enjoys sea views. A pedestrian gate provides street access to the rear garden, which has an outside shower, barrel sauna and wooden hot tub with sea views towards the headland. The gardens surrounding The Palm House were designed by award winning landscape designer Sam Ovens. Densely planted with textural coastal plants, they offer year-round seasonal interest and wrap the whole way around the property with a raised lawn to the rear that houses a sunken trampoline with limestone steps down to the south facing sunken patio terrace. The suntrap terrace includes a pergola and outdoor dining area, alongside relaxed seating.

**CABIN:** A blackened timber clad studio offers versatile ancillary accommodation. Fully insulated and lined with plywood, it is enjoyed as a yoga suite and has a mezzanine level sleeping platform, ensuite shower room and kitchenette.

**SERVICES:** Mains electricity, water and drainage. Gas fired Central Heating.











## The Palm House, Mawgan Porth

Total Approx. 2876 sq. feet (267.2 sq. metres)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pavilion Building, Rock, Cornwall PL27 6JU  
01208 862601  
sales@johnbrayestates.co.uk  
[www.johnbraysales.co.uk](http://www.johnbraysales.co.uk)

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