

The Lookout

MAWGAN PORTH



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ESTATE AGENTS



- **Contemporary & Characterful Three Storey Coastal Home**
- **Superbly Elevated Position Above the Beach at Mawgan Porth**
- **Stunning Views of the Surf below & Ocean Beyond**
- **Four Double Bedrooms with Three Stylish En-Suite Bathrooms**
- **Open Plan Living Accommodation Featuring a Large Glass Fronted Sea View Terrace**
- **Cedar Clad Hot Tub, Wood Burning Stove & Covered Parking Area for Two Vehicles**
- **Two Driveway Parking Spaces & Enclosed Low Maintenance Rear Garden with Hot Tub**
- **Currently a Holiday Letting History Generating a Substantial Income**

Perched above Mawgan Porth's ever-changing tides, The Lookout is a contemporary yet characterful and most certainly a luxurious coastal home with a stunning ocean backdrop. The Lookout combines elegant interiors with quirky finishing touches, occupying a commanding presence over the beach below and across the Atlantic ocean beyond, not to mention an impressive panoramic aspect of the whole of Mawgan Porth.

This substantial four double bedroom/three storey building exudes style and elegance throughout, successfully combining characterful originality and uniquely conceived architectural design.

The Lookout's open plan living area is the pinnacle of the property, home to a two sided inset wood burner, exposed stonework and an expanse of bi-folding doors leading to the large sea view terrace. Meanwhile, a dedicated cosy snug provides a breakout room with its own wood burning stove.

The kitchen/dining room is a bright contemporary space with modern cabinetry, stone work surfaces and integrated appliances. Furthermore, there is a separate utility room and handy cloakroom.

With stunning vistas across Mawgan Porth headland and the surrounding countryside, the first bedroom on the first floor opens onto a private wraparound deck. This beautiful resting place also includes a stylish en-suite shower room and built-in wardrobe. The playful bunk room is adjacent with built-in bunks and wardrobe. Bedroom three features lofty ceilings and unique Aztec detailing, creating a feeling of character and space. On either side of the bed are an en-suite shower room and walk-in wardrobe. The first floor is complete with the family bathroom which overlooks gently rolling fields as far as the eye can see. A freestanding rolltop bath commands the space, while bold pendent lighting and geometric tiles underfoot bring style and personality in abundance.

Nestled beneath sloping eaves, the master bedroom takes the penthouse position on the second floor. This luxurious space again provides a walk-in wardrobe and en-suite shower room with funky tiling.



The Lookout, Mawgan Porth, TR8 4AL
£1,800,000 guide

