



Merbein Cottages - Coastal Lifestyle Awaits | Stylish 3 Bed Cottage Minutes from Watergate Bay

Guide Price £420,000

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- Beautifully presented three-bedroom coastal cottage in the desirable village of Tregurrian
- Moments from Watergate Bay and Mawgan Porth beaches on Cornwall's stunning North Coast
- Light-filled interiors with striking open-tread staircase feature
- Enclosed rear garden with alfresco dining area perfect for summer evenings
- Allocated off-road parking and single garage ideal for surfboards and beach equipment
- Successful holiday let with excellent income potential
- Stylish open-plan lounge / dining space ideal for modern coastal living with striking sleek and contemporary kitchen
- Turn-key property ready for immediate occupation or continued holiday letting
- Low-maintenance front garden and private outdoor space
- Short drive to Newquay Airport and easy access to the South West Coast Path



A fantastic opportunity to acquire a beautifully presented three-bedroom coastal cottage in the charming village of Tregurrian, just moments from the golden sands of Watergate Bay on Cornwall's sought-after North Coast. Currently operating as a successful holiday, the property offers excellent versatility, whether as a proven investment, stylish coastal retreat, permanent residence or long-term rental. The heart of the home is the light-filled open-plan living space featuring a sleek modern kitchen flowing into the lounge and dining area, complemented by a striking open-tread staircase. Property benefits from a low-maintenance front garden and an



enclosed rear garden with lawn and alfresco dining area, perfect for relaxing after a day at the beach. With allocated off-road parking, a garage, close proximity to Mawgan Porth, Newquay, the South West Coast Path and Newquay Airport, this is a superb opportunity to enjoy the very best of Cornwall's coastal lifestyle.