

Lonsdale Cottage

TREVARRIAN



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ESTATE AGENTS



- ***Comprehensively Modernised & Refurbished Detached House***
- ***Tranquil Coastal Hamlet on the Outskirts of Sought After Mawgan Porth & Desirable Watergate Bay***
- ***Three Bedrooms with One Stylish Family Shower Room***
- ***Over 1,500 Square Feet***
- ***Enclosed Wraparound Garden & Patio***
- ***16 Panel Solar PV Array***
- ***Double Length Detached Garage***
- ***Walking Distance to the Beach, Footpaths & Local Public House***



Nestled within the picturesque coastal hamlet of Trevarrian, perfectly positioned between the golden sands of Watergate Bay and the renowned beach at Mawgan Porth, Lonsdale Cottage is a detached residence that has recently undergone a comprehensive programme of refurbishment and remodelling, resulting in an elegant coastal home of considerable style and quality.

The property extends to approximately 1,524 sq ft and is complemented by a substantial detached garage measuring in excess of 30 feet in length. Further benefits include a 16-panel solar photovoltaic array, UPVC double glazing throughout and a boarded loft providing excellent additional storage.



The accommodation has been thoughtfully reconfigured to create light-filled, free-flowing living spaces, perfectly suited to both modern family life and entertaining. A welcoming entrance hall leads into an impressive open-plan living area where the sitting room flows seamlessly into a south-facing conservatory, enjoying an abundance of natural light throughout the day.

The beautifully appointed kitchen has been finished to an excellent specification, featuring oak block work surfaces and a comprehensive range of contemporary cabinetry with integrated appliances including an eye-level oven, ceramic hob and fridge/freezer. Adjoining the kitchen is a generously proportioned utility and boot room with provision for laundry appliances, together with a cloakroom comprising a WC and wash hand basin. The first floor offers three well-proportioned bedrooms, including two doubles all served by a beautifully designed family shower room featuring a spacious walk-in shower and contemporary white sanitary ware.

The refurbishment has been extensive and meticulous, with virtually every aspect of the property having been upgraded. Improvements include a superb new kitchen, the creation of the open-plan living space, a luxurious new shower room, replacement internal doors, radiators, plumbing and electrics



Lonsdale Cottage, Trevarrian

TR8 4AQ £490,000 guide



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including a new consumer unit, together with new flooring and carpets throughout. The entire property has been redecorated in neutral tones, creating a calm, sophisticated interior ready for immediate occupation.

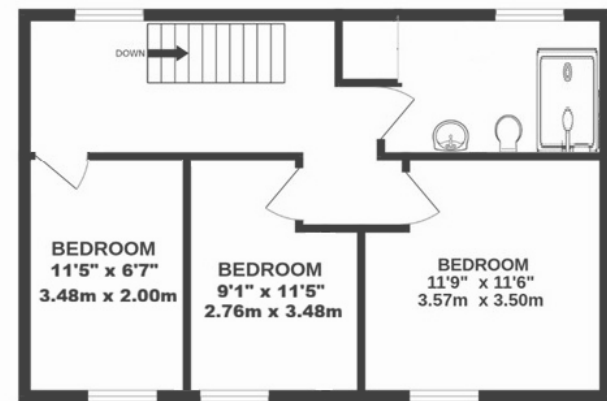
Outside, the gardens wrap gracefully around the property, providing a delightful combination of lawned area, private paved terraces and beautifully stocked borders bursting with seasonal colour. Characterful Cornish stone boundary walls frame the gardens and create an idyllic setting in which to relax and entertain. The detached garage offers exceptional versatility, providing secure parking for two vehicles, extensive storage or workshop space.

Beautifully presented throughout and requiring no further expenditure, Lonsdale Cottage represents a rare opportunity to acquire a turnkey coastal home within easy reach of some of Cornwall's finest beaches, dramatic coastal walks and the outstanding amenities of this highly sought-after stretch of coastline. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council Tax Band D.

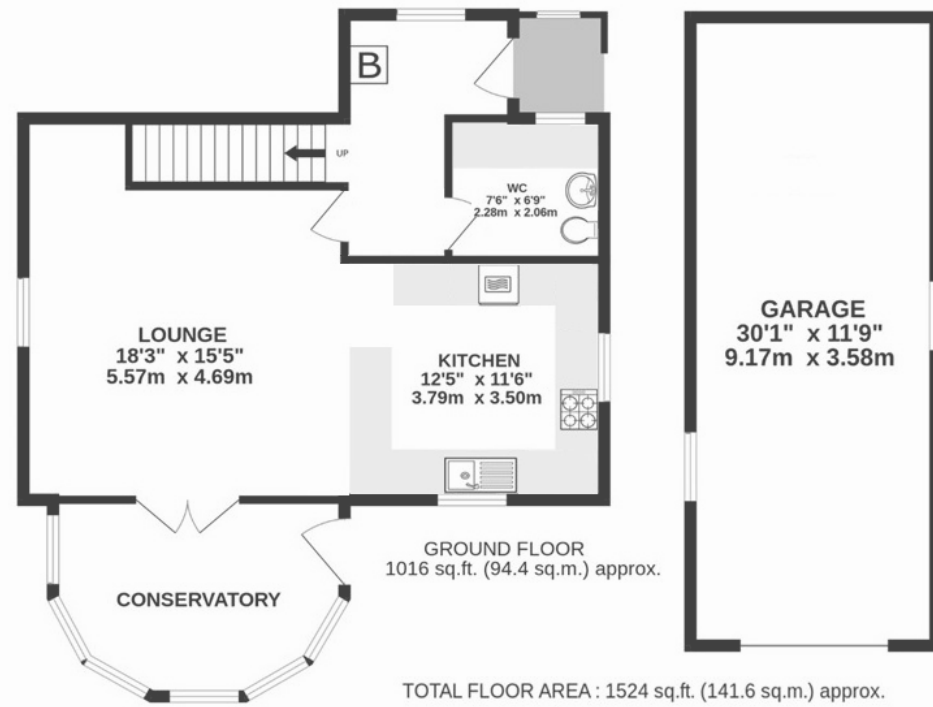
Nestled in the peaceful hamlet of Trevarrian, this superb location is less than a mile from the golden sands of Watergate Bay, one of Cornwall's most renowned surfing beaches. The bay is easily reached on foot via scenic footpaths and country lanes, while the charming Travellers Rest pub is just a short stroll away. Trevarrian enjoys an excellent position, less than 15 minutes from the A30 and only two minutes from Newquay Airport, offering convenient domestic and international connections.

Just half a mile away lies the highly desirable village of Mawgan Porth, home to another beautiful sandy beach, popular with surfers, swimmers and walkers. The village offers a range of amenities including a convenience store, cafés, restaurants, a surf school, gift shops and the popular Merrymoor Inn. Luxury dining and spa facilities are available nearby at The Scarlet and Bedruthan Hotels, while the spectacular South West Coast Path offers breathtaking walks along this dramatic stretch of coastline. The picturesque harbour town of Padstow is also within easy reach, home to acclaimed restaurants including Rick Stein's Seafood Restaurant, Paul Ainsworth at No.6 and Prawn on the Lawn, completing an exceptional North Cornwall lifestyle.

To find Lonsdale Cottage, from Newquay airport head West. At the first T junction, turn right onto the B3276 signposted to Mawgan Porth and follow for approximately 0.6 miles. Just before the Travelers Rest Public House, turn left at the sign for Trevarrian Lodge and then bear right. Lonsdale Cottage can be found along on the right hand side. The postcode for satellite navigation is TR8 4AQ. What3words: twinge.piper.objective



1ST FLOOR
 508 sq.ft. (47.2 sq.m.) approx.



GROUND FLOOR
 1016 sq.ft. (94.4 sq.m.) approx.

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.