

LLAWNROC PORTHCOTHAN BAY



JB ESTATES

EST.  1971

LLAWNROC

Porthcothan Bay, Cornwall, PL28 8LR

Perched above the crystalline waters and sweeping sands of Porthcothan Bay, Llawncroc enjoys a breathtaking and unspoilt beachfront setting. This quieter inlet, tucked just beyond the vibrant energy of Padstow, is one of North Cornwall's renowned 'seven bays', where grassy dunes meet the Atlantic and the rhythm of the tides defines the day. Built in 2014 and recently reimagined with a refined palette of soft neutrals and considered furnishings, the interiors have been thoughtfully updated to create a calm, contemporary sanctuary. Four dramatic full-height glazed windows form the architectural centrepiece, connecting the house to its landscape by drawing the horizon deep into the living spaces and framing the uninterrupted views of sea and sky. Light pours in from the west, shifting from crisp coastal clarity to the golden glow of sunset. The Southwest Coast Path traces along the edge of the garden, while a short descent leads directly to the quiet charm of Porthcothan beach below. Multiple terraces and outdoor seating areas have been carefully positioned to make the most of this extraordinary vantage point, providing space for long, leisurely lunches, evening drinks as the sun dips into the ocean, or family gatherings around the fire pit on cooler nights. Striking and serene, Llawncroc is a rare expression of coastal living at its most refined.

- Reverse living layout that opens into a generous vaulted sitting room with an inset wood burner and a huge picture window that frames an everchanging seascape of shifting tides, golden sands and vast Atlantic horizons.
- The principal suite is positioned on the upper ground floor with an ensuite shower room and enjoying similarly spectacular panoramic views from the bedroom and sunken bathtub.
- Three further beautifully appointed ensuite bedrooms and three bathrooms (one ensuite), along with a versatile home office or fifth bedroom with frontline sea views.
- A striking open-plan kitchen and dining space on the lower ground floor, features bi-fold doors that flow seamlessly onto a sea-facing terrace and landscaped garden.
- Block paved driveway with parking for two to three vehicles alongside secure storage. A pedestrian gate leads to the front and rear terraces, both beautifully landscaped with a lawned garden and gate providing direct access onto the Southwest Coast Path and the beach below.
- Plot size approx. 0.076 ha. (0.187 acres) excluding cliffside land. In all approx. 3,391 sq. ft (315.1 sq.m). EPC Band C.

Porthcothan Bay 100 metres, Treyarnon 1.5 miles, Newquay Airport 6.1 miles (London Gatwick 1 hour 10 minutes), Padstow 6.2 miles, Wadebridge 10.2 miles, Rock 16.6 miles, Bodmin Parkway 26.5 miles - All distances approximate.

Viewings by appointment only

Guide Price £2,950,000

FREEHOLD



THE PROPERTY

Situated in an Area of Outstanding Natural Beauty, Llawanroc is an exceptional waterfront residence set on a gently sloping site with grounds that extends down to the mean high-water line. Thoughtfully designed to maximise the views from its commanding position, the architectural composition of Llawanroc is both striking and purposeful. The bedrooms are arranged to capture the morning light, while the principal living spaces enjoy sweeping views of the North Cornwall coastline. Arranged over two floors, with living accommodation positioned above the dining space below, the home has been finished with meticulous attention to detail, creating a refined yet comfortable coastal retreat. Externally, Llawanroc's crisp, contemporary lines contrast beautifully with the natural landscape, while internally, full height glazing floods the interiors with light and perfectly frames the ever-changing seascape.

ACCOMMODATION

UPPER GROUND FLOOR: Entrance hall with coat storage | Open plan sitting room with vaulted ceiling, oak floors, and picture window, inset fire, cupboard, and log storage | Hallway leading to storage cupboard | Two double bedrooms with built-in wardrobes and beach glimpses | Wet room | Principal suite with picture window, built-in wardrobes, and a sunken bath with views towards Will's Rock | Stairs down to

LOWER GROUND FLOOR: Open plan kitchen and dining room with bi-fold doors to the terrace. Bespoke kitchen and island with Corian work surfaces and moulded sink, network enabled Miele appliances, walk-in fridge and understairs storage. | Utility room with wine cabinets and door to plant room | Guest ensuite bedroom with beach glimpses | Wet room | Home office with an internal storeroom and picture window overlooking Porthcothan beach.

OUTSIDE

Approached via a private road, Llawanroc offers driveway parking for three cars. A side gate provides access to discreet external storage, with a gently sloping path leading directly to the Southwest Coast Path. An outdoor shower, positioned by the side entrance, is ideal for rinsing away sandy feet after a day spent on the beach. A second gate opens onto a private, south-facing landscaped terrace, also providing access to the external storage. The main entrance is elegantly framed between the living and bedroom wings, where a glimpse of Will's Rock beyond the angled wall offers a preview of the remarkable views that await within. To the front, a partially covered terrace creates a spectacular setting for al fresco dining, complemented by a sunken fire pit designed for long summer evenings. The lawned garden, bordered by traditional dry stone walls, enjoys direct access to the coast path, seamlessly connecting the home to its breathtaking surroundings.

SERVICES

Intruder alarm | Mains electricity and water | Klargest treatment plant for drainage | Heat recovery ventilation system and underfloor heating | Air source heat pumps to provide heating and hot water | FTTP broadband.















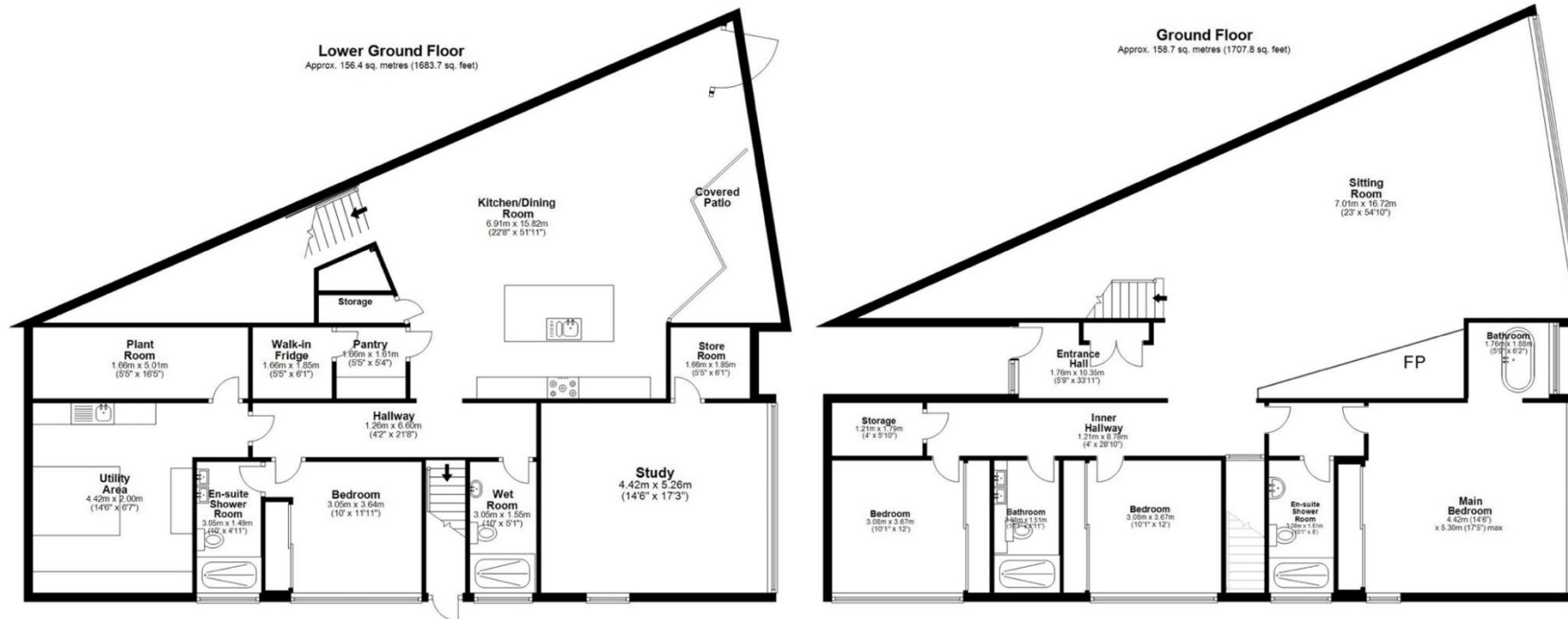
LOCATION

A firm favourite with families, Porthcothan Bay is a quiet, northwest-facing cove backed by grassy dunes that is popular for sunbathing, dog-walking, and surfing at mid-low tide on a medium swell. Positioned south of Treyarnon Bay, between Newquay and Padstow, dog-friendly Porthcothan Beach, is one of the renowned 7-Bays for 7-days, with Lifeguard cover from the May until September, surf hire, parking, shops, and toilet facilities close by with beach level access. One of north Cornwall's best kept secrets it has an expanse of sandy beach that opens up at low tide to connect up with smaller coves to the north and south. The beach shrinks dramatically at high tide but remains very sheltered thanks to the craggy cliffs either side. This section of the Southwest Coast Path is particularly spectacular, offering panoramic views from north to south across National Trust land, and is a relatively short walk to Bedruthan Steps, one of Cornwall's most impressive sights. Porthcothan Bay itself is in a designated Area of Outstanding Natural Beauty and home to a number of interesting rock formations including Will's Rock.





Total area: approx. 315.1 sq. metres (3391.5 sq. feet)



Excludes terraces, garage, and external storage. Measurements are approximate. Not to scale. For illustrative purposes only.

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