Springstein House,

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Springstein House,

Trevarrian, Newquay, Cornwall, TR8 4AF

St Mawgan 0.5 mile Watergate Bay 2 miles Mawgan Porth 3 miles Newquay 6 miles

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Ideal for multi-generational living - a spacious four-bedroom main residence (2,550 sq ft) and a pair of adjoining two-bedroom fully residential cottages, gardens, useful buildings and just under 1.5 acres in total

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- 4-Bedroom Barn Conversion
- All Fully Residential
- 3-Bay Timber Barn About 1.350 sq ft
- Area of Level Land
- Freehold
- Two 2-Bedroom Cottages - Charlies and Jack's Patch
- Gardens & Carport
- Open Fronted 2-Bay Barn
- Total 1.49 Acres
- Council Tax Band E (House) and A (Cottages)

Guide Price £775,000

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SITUATION

Standing in a sought after area between St Mawgan Airport and the popular village of Mawgan Porth, Springstein House is well positioned to access the coast with its renowned walks and surfing beaches, as well as a junction to the A30(T) about 6 miles to the south. Newquay Airport is close by.

The village of St Mawgan includes a primary school, village shop and post office, attractive church, Japanese Garden, public house and recreational field. Mawgan Porth beach is about 2 miles to the west, the historic harbour of Padstow is about 8 miles to the north and the coastal resort of Newquay about 6 miles to the south.

Along the north Cornish coast are a number of renowned recreational and surfing beaches including Watergate Bay, Porthcothnan Bay, Treyarnon Bay, Constantine Bay, Harlyn Bay and so forth.

THE MAIN RESIDENCE

The approach to Springstein House and Cottages is over a long driveway, which passes an area of hard-standing and as pair of open fronted buildings, before leading into a pleasant car parking and turning circle around a low stone walled island with shrubs.

Springstein House is a charming four double bedroom barn conversion with spacious accommodation arranged over two storeys.

An enclosed Entrance Porch with double aspect open to an Entrance Hall with an area perhaps suitable for a study or reading space. Off as an impressive split level Sitting and Dining Room with a wide stone fireplace with inset wood-burner, double aspect and sliding doors which open to a spacious Conservatory. The doubler aspect Kitchen and Living Room offers an extensive range of kitchen units including sink unit, integrated dishwasher, wine rack, oil-fired Rayburn and matching island unit with oven, hob and extractor hood. From the kitchen is a an internal Side Porch with Separate WC and a useful Utility room with worksurfaces, further units, plumbing for washing machine/tumble dryer, space for freestanding refrigerator/freezer and door to outside.

Off the Entrance Hall are two good sized double Bedrooms, one with fitted wardrobe furniture and En Suite with shoer, washbasin and wc, and a Bathroom with bath, washbasin and wc.

On the first floor is an internal Landing with doors off to two further Double Bedrooms (with part restricted ceiling height) both with eaves storage, Velux windows and countryside views as far as the sea in the distance at Mawgan Porth. Between the bedrooms is a Wet Room with shower, wc and washbasin.

Outside to the west and north is an adjoining formal garden with areas of lawn, pond, seating areas, shrubberies, vegetable garden with raised beds, fruit trees, polytunnel and a secluded patio with delightful views of the countryside towards Mawgan Porth valley and the sea in the distance. Outdoor Storage Room with sliding door.

THE TWO RESIDENTIAL COTTAGES

As shown on the attached floor plan, the two residential cottages, Charlies and Jack's Patch, offer virtually identical layouts with minor differences in the configuration of the downstairs hallway. Both offer reverse level accommodation with two Bedrooms and either Bathroom or Shower Room facilities on the ground floor and pleasant open-plan Kitchen and Living Rooms on the first floor.

Each of the cottages benefit from their own good sized garden areas to the south-west.

THE VARIOUS BUILDINGS AND LAND

To the north east of the house is a Car Port with high eaves.

Off the hard-standing area is an open fronted 2 bay Barn and a second larger 3-bay partly enclosed General Purpose Building (about 1,350 sq ft) with high eaves. It is considered that these buildings offer some potential for conversion to further units of accommodation and, given the property's proximity to Newquay Airport, for alternative uses - subject to all necessary consents and approvals.

Adjacent is an area of level land. In total, Springstein House extends to just under 1.50 Acres.

VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

SERVICES

Mains electricity connected. Private bore-hole water supply. Private drainage to the house and shared private drainage to the two cottages. Oil-fired central heating to the main house. Electric radiators to the cottages.

Broadband – 16mbps to 1000mbps. Mobile coverage – good connection indoor and outdoor from EE, 02, Three and Vodaphone (Ofcom).

DIRECTIONS

Travelling north westwards towards Watergate Bay and Mawgan Porth, pass the entrance to Newquay Airport on the left and after about a further 100 metres, turn right towards St Mawgan. After about 0.2 of a mile, take the first turning sharp to the left passing over the cattle grid, drive for about 200m and take the fork to the right, which leads to Springstein House.

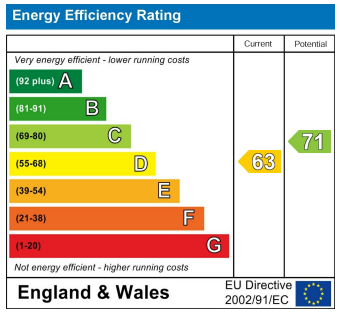
CONDITION

The original planning permission (Application Number 92/13/1393) for the conversion of the two residential cottages, Charlies and Jack's Patch, includes a condition that they cannot be used for holiday letting purposes.

Approximate Area = 2550 sq ft / 236.9 sq m
Limited Use Area(s) = 178 sq ft / 16.5 sq m
Garage = 1588 sq ft / 147.5 sq m
Outbuildings = 1936 sq ft / 179.9 sq m
Total = 6252 sq ft / 580.8 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1096290



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