

Broomknowe

MAWGAN PORTH



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ESTATE AGENTS





- **Substantial Detached Bungalow Elevated above the Golden Sands of Mawgan Porth**
- **Quiet Residential Cul-De-Sac**
- **Panoramic Valley & Coastal Views**
- **Four Bedrooms with One Family Bathroom**
- **Extensive Renovation Opportunity or Significant Redevelopment Prospect**
- **Generous Front & Rear Gardens**
- **Abundance of Driveway Parking & Attached Garage**
- **A Short Walk to the Beach & Coastal Paths**



Situated in the sought-after coastal hamlet of Mawgan Porth, Broomknowe is a substantial four-bedroom detached bungalow occupying a generous elevated plot with panoramic views across the picturesque Vale of Lanherne and towards the coastline.

Offering enormous scope for renovation, reconfiguration and potential future development, subject to the necessary planning consents, this is a rare opportunity to create a remarkable coastal home in one of North Cornwall's most desirable locations.

Located within a quiet cul-de-sac just moments from Mawgan Porth's renowned beach, the property enjoys an enviable position with private driveway parking, an attached garage, extensive gardens, and a sizeable loft space offering significant potential for conversion or extension.

The accommodation is accessed via a useful entrance porch leading into a spacious hallway with built-in storage and loft access. The generous sitting/dining room is a particular highlight, featuring a large picture window framing spectacular panoramic views across the surrounding countryside, Vale of Lanherne and out towards the sea. The dual-aspect kitchen is fitted with a range of retro wall and base units, breakfast bar, induction hob, integrated double oven, pantry cupboard, and twin sink. A rear hallway provides convenient access to both the garden and main entrance hall. There are four bedrooms in total. Bedrooms one, two and three are well-proportioned doubles, all benefitting from built-in wardrobes, while bedroom four is a single room overlooking the rear garden, also with fitted storage. The family bathroom comprises a panelled bath with shower over, wash hand basin, low-level WC, and obscured rear-facing window.

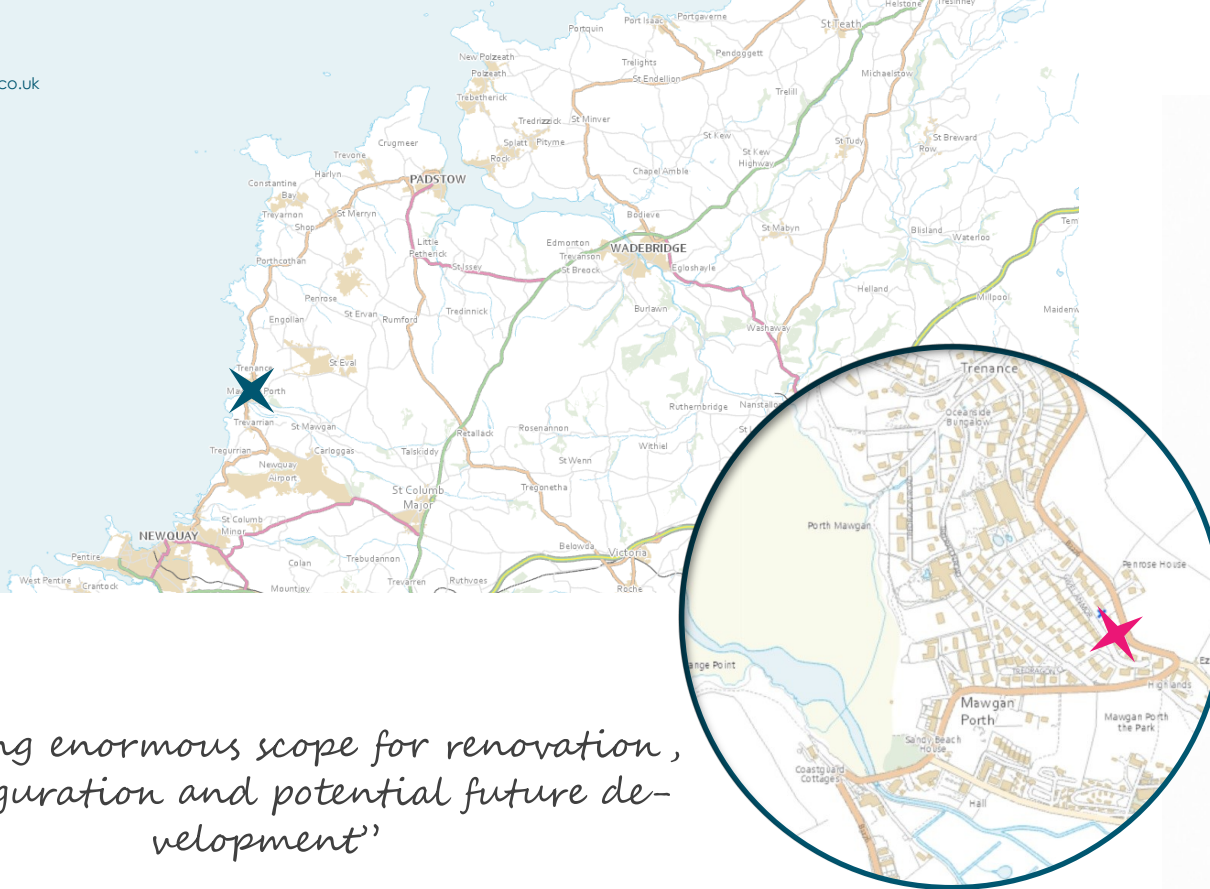
A particularly exciting feature of the property is the substantial loft space, which already benefits from windows at either gable end and offers exceptional potential for conversion into additional accommodation, subject to planning permission. Given the property's elevated position, a first-floor extension could potentially create truly breathtaking coastal and countryside views.

Broomknowe occupies a generous elevated plot with gardens predominantly laid to lawn. A private driveway leads to the attached garage, while pathways wrap around the property providing easy access to all sides. To the rear, a sizeable patio area offers an ideal space for outdoor entertaining, with steps rising to a large lawn bordered by mature shrubs and planting. The gardens enjoy wonderful views across the surrounding countryside and coastline, further enhancing the property's appeal. Services to the property include mains gas, water and electricity with private drainage. EPC rating D. council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.



Broomknowe, Mawgan Porth
TR8 4DW £875,000 guide

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“Offering enormous scope for renovation, reconfiguration and potential future development”

Mawgan Porth is one of North Cornwall’s most desirable coastal locations, celebrated for its magnificent sandy beach and vibrant water sports scene, attracting both surfers and bathers. Stunning cliff and coastline walks offer breathtaking views, including routes along the South West Coastal Path to nearby Watergate Bay and Bedruthan Steps. The area boasts excellent dining and leisure options. Guests can enjoy fine dining at the award-winning Scarlet Hotel, as well as first-class spa and recreational facilities at The Scarlet and Bedruthan Hotel. Local cafes, eateries, and The Merrymoor pub provide a charming, community-focused atmosphere, while surf schools and gift shops add to the beachside lifestyle. For food enthusiasts, renowned restaurants are just a short drive away in Padstow, including Rick Stein’s Seafood Restaurant, Paul Ainsworth’s Michelin-starred No.6 and the stylish seafood bar Prawn on the Lawn.

Mawgan Porth is well-connected and easily accessible. The village is less than 20 minutes from the main A30, approximately 2.4 miles from Newquay Airport with domestic and international flights, and around 30 minutes from Bodmin Parkway train station, providing routes into London Paddington.

To find Broomknowe, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Turn right into Gwel-An-Mor and follow round to the left hand side. Broomknowe can be found towards the end of the cul-de-sac on the left hand side. The postcode for satellite navigation is TR8 4DW. What3words: surprised.cheeses.trails

