



**Menaring Cottage**  
St Genny's, Crackington Haven  
**Guide Price: £650,000**

**JB ESTATES**  
EST.  1971



# Menaring Cottage

St Gennys, Crackington Haven, EX23 0NW

Nestled in the charming hamlet of St Genny's, close to Crackington Haven, this exquisitely refurbished 3-bedroom cottage enjoys a prime clifftop position with breathtaking, sea and coastal views. Impeccably presented throughout with modern luxuries to enhance style and comfort, Menaring Cottage blends traditional character with contemporary interiors. This beautiful coastal retreat is unrestricted and can be used as a main residence, holiday home or investment.

- Three generous bedrooms (one with a shower unit and basin), W.C. and a family bathroom.
- High-quality interiors with a well-proportioned open plan living/dining room, a log burner and sea views.
- Large wraparound garden and patio dining area with sea views.
- Situated in an unspoilt AONB close to the Southwest Coastal Path to access some of the best and most dramatic walking in Cornwall
- Currently a successful holiday let with contents available via separate negotiation (excluding personal effects).
- In all approx. 663.7 sq. ft (61.7 sq. m). EPC Band G.

Crackington Haven Beach 1 mile. Bude -9 miles. Polzeath - 23 miles.  
Wadebridge - 22 miles. Plymouth - 44 miles. Bodmin Parkway - 27miles.  
Newquay Airport 34 miles.

Viewings by appointment

**Guide Price £650,000**

**FREEHOLD**





## OVERVIEW

Commanding an elevated clifftop position with magnificent sea views, this delightful stone cottage on the North Cornish coast offers a tranquil and very stylish coastal retreat. Renovated and furnished by the current owners, Menaring Cottage is set in the idyllic hamlet of St Genny's, close to the seaside village and beach of Crackington Haven. The property is flawlessly presented with inspiring interiors creating a characterful and luxurious cottage. Entrance is into an open plan kitchen/living/dining room with a wood burner, slate floors, and exposed beams. There are three double bedrooms (one with a shower unit & basin), a family bathroom and separate WC.

## THE ACCOMMODATION

Open plan Kitchen, Dining & Sitting Room with island unit, log burner, exposed beams and slate flagstone flooring | Family Bathroom | Three double bedrooms (one with a shower unit and marble vanity) | Separate WC.

## OUTSIDE

Menaring Cottage enjoys a generous wraparound lawned garden with a paved patio area, perfect for outside dining. Wood store and shed. Allocated parking for one car in the communal parking area.

## LOCATION

Crackington Haven is a charming coastal village located in the Cornwall Area of Outstanding Natural Beauty. The area is part of the protected Cornwall National Landscape managed by the National Trust. The shingle bay backed by dramatic cliffs is an ideal spot for a refreshing stomp or an afternoon of seaside fun with the family. With The Cabin Café and Combe Barton Inn situated opposite the beach, there is always somewhere open to warm up and relax in the fresh salty air and enjoying the natural beauty of this delightful spot. The larger town of Bude is just over 9 miles away, and is a hub of activity, as well as offering all the essential amenities.

## SERVICES

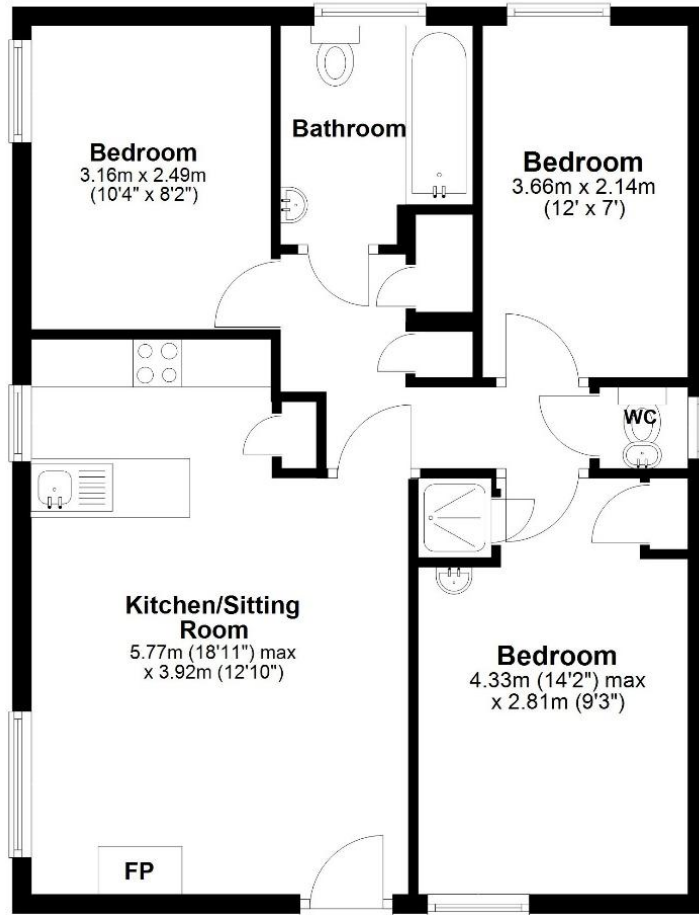
Management company administering the utilities which covers gas, electricity, water and maintenance of common areas. Shared private drainage (septic tank).





## Ground Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 61.7 sq. metres (663.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Crackington Haven

