

Bracken Cleft

MAWGAN PORTH



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ESTATE AGENTS



- ***Wonderfully Private Rural Setting moments from the Golden Sands of Mawgan Porth***
- ***Approximately Seven Acres of Woodland, Gardens & Pasture***
- ***Substantial Detached Bungalow***
- ***Four Double Bedrooms/Two Bathrooms***
- ***Impressive Contemporary Kitchen***
- ***Beautifully Landscaped Grounds featuring Woodland Walks, Large Pond, Waterfall, Stream & Abundant Wildlife***
- ***Detached Double Garage & Outbuildings***
- ***A Rare Opportunity to Acquire a Secluded Country Home on the Sought After North Coast***



Bracken Cleft is a substantial detached four-bedroom bungalow, constructed in 1991 and occupying an idyllic rural position on the edge of the highly sought-after coastal village of Mawgan Porth.

Set within approximately seven acres of enchanting woodland, open pasture, mature gardens and beautifully landscaped grounds, the property enjoys an exceptional degree of peace, privacy and seclusion. The diverse landscape is rich with mature trees, ornamental shrubs, wildflowers and abundant wildlife, creating a truly magical setting that is rarely found so close to the North Cornish coast.

The bungalow offers spacious, thoughtfully designed accommodation centred around a generous entrance hall. At its heart is a superb contemporary kitchen/dining room,

comprehensively fitted with an extensive range of quality cabinetry, integrated appliances and generous work surfaces, creating an ideal space for both everyday family living and entertaining. A separate utility room provides practical additional workspace and storage. The impressive dual-aspect living room is flooded with natural light and enjoys an attractive open fireplace, creating a warm and inviting focal point. There are four genuine double bedrooms, including a principal bedroom with an en-suite shower room, together with a spacious family bathroom featuring a corner bath and separate shower.

Whilst certain areas of the property offer scope for cosmetic updating, Bracken Cleft presents an increasingly rare opportunity to acquire a home of this scale and setting, allowing prospective purchasers to further enhance and personalise an already exceptional residence.

Outside, the property is equally impressive. A detached double garage is complemented by extensive parking, comfortably accommodating numerous vehicles, boats, motorhomes or trailers. The beautifully maintained gardens flow seamlessly into the surrounding woodland, where a network of private woodland walks meanders through the grounds alongside a delightful stream and a large ornamental pond with a purpose-built



Bracken Cleft, Mawgan Porth

TR8 4BE £950,000 guide



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waterfall, creating an atmosphere of complete tranquillity. Further features include a substantial greenhouse together with a range of useful outbuildings offering excellent storage, workshop space or exciting potential for a variety of alternative uses.

Despite its remarkable sense of seclusion, Bracken Cleft lies just moments from the golden sands of Mawgan Porth, the spectacular South West Coast Path and the village's popular cafés, restaurants and everyday amenities. It represents an exceptionally rare opportunity to acquire a private country home with extensive grounds in one of North Cornwall's most desirable coastal locations, offering the perfect balance of rural tranquillity and coastal convenience.

Services to the property include mains water and electricity, private drainage with an oil fired central heating system. EPC rating TBC. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Mawgan Porth has become one of the most sought-after destinations in North Cornwall, renowned for its magnificent sandy beach and dramatic coastal scenery. The bay is a haven for surfers and bathers, with water sports available throughout the year and stunning cliff-top walks along the South West Coast Path. From here, walkers can enjoy spectacular routes to Watergate Bay and the iconic Bedruthan Steps, both within easy reach.

The village itself offers a welcoming mix of amenities, including a local store, cafés, independent eateries, surf school, gift shops and the popular Merrymoor public house. For fine dining, the award-winning Scarlet Hotel and nearby Bedruthan Hotel provide exceptional restaurants, together with first-class spa and leisure facilities. A short drive away, Padstow is home to some of Cornwall's most celebrated culinary destinations, including Rick Stein's famous Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and the acclaimed Prawn On The Lawn. Mawgan Porth is also ideally located for ease of transport. The A30 is less than a 20-minute drive, while Newquay Airport, just 2.4 miles away, offers both domestic and international flights. Bodmin Parkway main line station can be reached in around 30 minutes, with regular services to London Paddington.

To find Bracken Cleft, from the beach at Mawgan Porth head towards St Mawgan passing the crazy golf course. Turn left into The Park and then immediate right and follow the lane all the way to the end. The driveway entrance to Bracken Cleft can be found up on the left hand side. The postcode for satellite navigation is TR8 4BE. What3words: pushed.mailings.conspire

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