

Beach View

MAWGAN PORTH



Jackie Stanley

ESTATE AGENTS





- **Enchanting Position above the Golden Sands of Mawgan Porth**
- **Beach Views & a Far Reaching Ocean Vista**
- **Four Genuine Double Bedrooms with Two Contemporary Bathrooms**
- **2,550 Square Feet of Beautifully Decorated Accommodation**
- **Large Gardens & Grounds Extending to Approximately 0.31 Acres**
- **Detached Garage with Office Above & Abundance of Driveway Parking**
- **Planning Permission for a Sustainable Architect Designed Four/Five Bedroom Replacement Dwelling**
- **Currently a Successful Holiday Let & Perfect Family Home**



Situated in a prominent position overlooking the magnificent golden sands and dramatic cliffs of Mawgan Porth is Beach View, a luxury beach front home featuring an elegantly balanced interior, beach views and a far reaching ocean vista.

This generously proportioned detached property of over 2,550 square feet occupies an enviable position on the private and secluded hills on the sought after Trenance side of Mawgan Porth, embracing beachside living with style and class. Hear the roar of the ocean and witness the tide crashing in on the beach below from the privacy of the elevated grounds that encompass the property.

The gardens and grounds stretch to the south taking in an expanse of sandy beach, sea and coastline in the distance. Beach View is also orientated in exactly the right way to enjoy the morning, afternoon and evening sunshine – just a couple of degrees off due south.

The accommodation briefly comprises four genuine double bedrooms, two on the ground floor and two on the first floor where the sea views are at their best. There is a modern wet room to the ground floor and a family bathroom up on the first floor with a chic contemporary ambience. The living and dining accommodation is open plan, with a beautiful parquet floor underfoot and wood burner for cosy nights in. The separate kitchen is sleek and modern, fully equipped and complete with a breakfast bar and stable door to the sun terrace at the side. There is an outside shower for arrivals from the beach and plenty of parking on the tarmac driveway. To the side is a large detached garage with office space above, once granted planning for conversion to annexe accommodation.

Conceived by innovative award winning architects Arco2, planning permission was granted in May 2023 under planning number PA23/02475 for a sustainable, uniquely designed contemporary four/five bedroom replacement dwelling utilising

Beach View, Mawgan Porth, TR8 4DB

£1,950,000 guide



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traditional elements to visually recede into the hillside. Proposed materials include natural timber cladding, natural local stone, copper, zinc and a green mono pitch roof.

Beach View is brilliantly positioned for easy access to both the beach and the rugged South West coast path and we at Jackie Stanley highly recommend a visit at ones earliest opportunity.

Services to Beach View include mains gas, water and electricity and private drainage. EPC rating TBC. Council tax band F. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

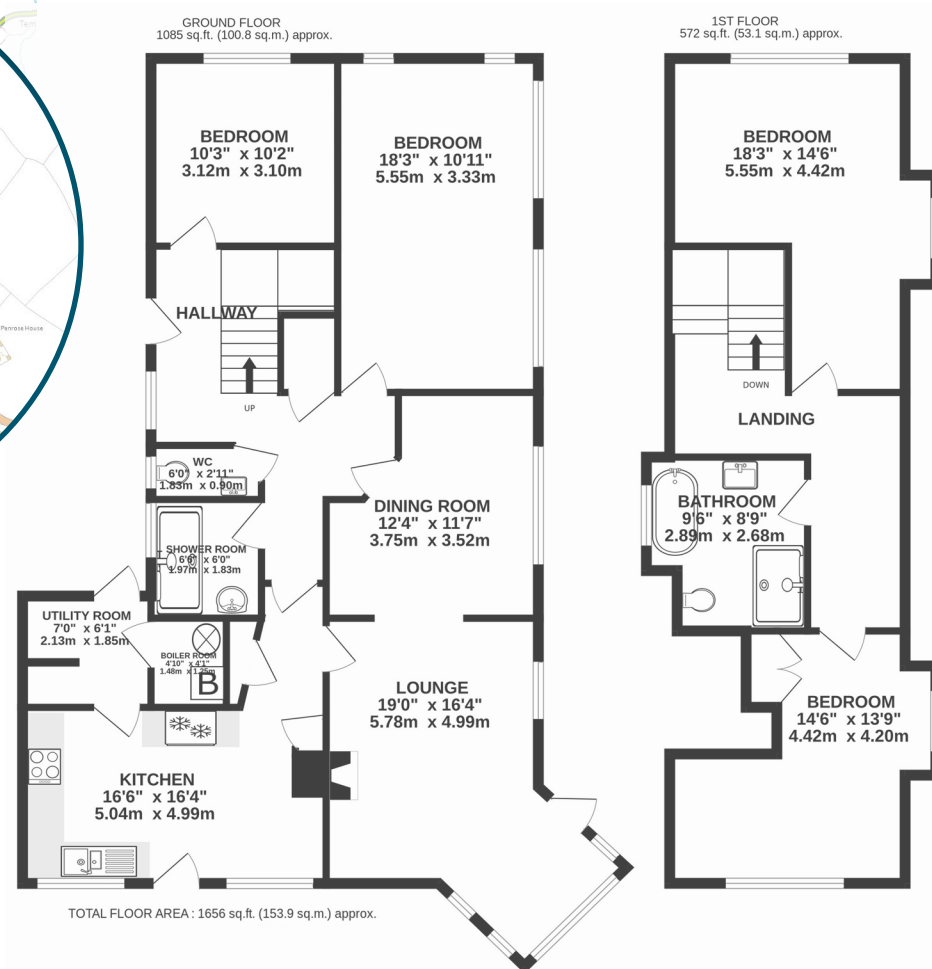
Please note, there is a building plot with planning permission for a contemporary new dwelling next door to Beach View which will share the driveway once complete.

Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotels.

The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school, and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watgate Bay and Bedruthan Steps both being within easy reach.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minute drive away with routes into London Paddington.

To find Beach View, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the Trenance side of Mawgan Porth, turn right at the telephone box and postbox. Drive down the lane towards the beach for approximately 250 yards and the entrance to Beach View can be found on the right hand side. The postcode for satellite navigation is TR8 4DB. What3words: solid.proof.aquatics



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