



7 Carloggas Farm Cottages, Carloggas, St. Mawgan, TR8 4EQ

david ball
Agencies

A charming and deceptively spacious three bedroom family home situated in the desirable rural hamlet of Carloggas, moments from the popular village of St Mawgan and just a short drive from Newquay's stunning coastline. This beautifully maintained property offers a bright and versatile living across two well proportioned floors. From a cosy living room to a conservatory that opens directly onto the garden. Early viewing is highly recommended.

Asking Price £350,000 Freehold

Key Features

- Well presented three bedroom family home in a sought-after countryside setting
- Modern kitchen/breakfast room with adjoining utility space
- Integral garage with internal access
- Sought after village location
- Generous living space with dual aspect and feature fireplace
- Conservatory overlooking the garden
- Oil-fired central heating and double glazing
- Early viewing highly recommended.

Location

Carloggas Farm Cottages enjoy a peaceful rural setting on the edge of the picturesque village of St Mawgan, one of Cornwall's most charming and sought-after communities. Surrounded by rolling countryside and just a short drive from the world-renowned beaches of Watergate Bay and Mawgan Porth, the area offers a perfect balance of tranquility and convenience.

The village itself features a well-regarded primary school, pub, tea room, and local shop, while Newquay and its wider amenities, as well as Cornwall Airport, are just minutes away.





The Property

Step into a spacious entrance hallway leading to a light filled living room with ample seating and a warm, homely feel. The dining room opens into a bright conservatory, creating a natural flow for entertaining or relaxing.

The kitchen/breakfast room offers plenty of storage and worktop space, with an adjacent utility room and internal access to the garage. Leading up the first floor are, three double bedrooms providing flexibility for families, guests, or working from home. A family bathroom and separate WC.

Externally

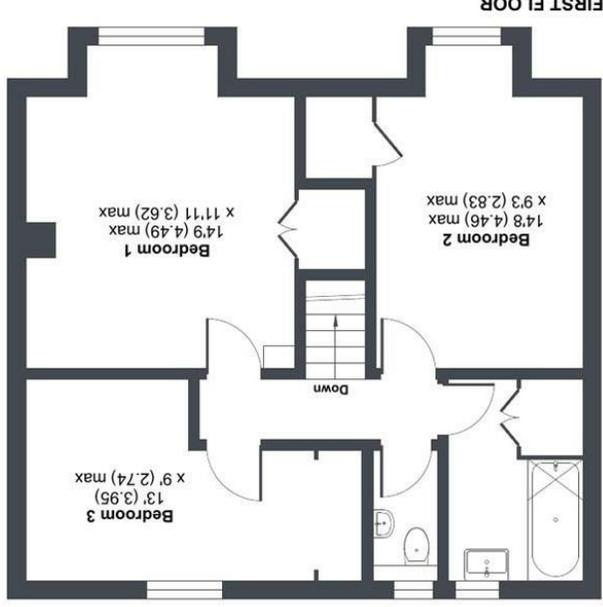
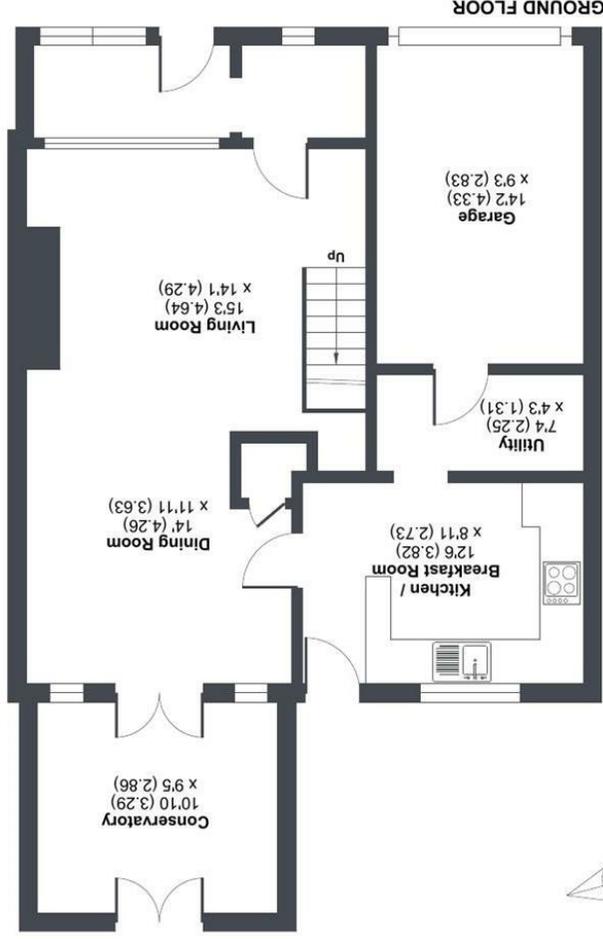
Externally the property offers a beautifully landscaped rear garden arranged over gentle tiers with a mix of lawn, mature planting, and stylish patio and decked seating areas ideal for outdoor dining and entertaining.

Thoughtfully designed for both privacy and enjoyment, the space is perfect for those who appreciate a well maintained and versatile garden retreat. A charming conservatory links the interior and garden seamlessly, creating a peaceful and picturesque outlook year-round.



Carlogas Farm Cottages, Carlogas, St. Mawgan, Newquay, TR8

Approximate Area = 1236 sq ft / 114.8 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1368 sq ft / 127 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for David Ball Agencies. REF: 1316405



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01637
 850850

www.davidballagencies.co.uk



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e.sales@dabae.state
 34 East Street, Newquay, Cornwall TR7 1BH

Energy Efficiency Rating	
Current	Potential
80	80
Very energy efficient - lower running costs	
A (82 plus)	
B (81-81)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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