

Old Smithy Cottage

MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS



- **Located in a Sought After area of Desirable Mawgan Porth**
- **Minutes from the Glorious Sand & Surf Below**
- **Adorable Character Cottage**
- **Three Bedrooms with Two Bathrooms & Two Reception Rooms**
- **Detached Double Garage & Ample Driveway Parking**
- **Generous Enclosed Gardens & Patio**
- **Detailed Planning Permission for Replacement Self/Custom Build Dwelling PA24/09761**

Situated in a pretty coastal hamlet above the truly majestic stretch of golden sand that is Mawgan Porth is Old Smithy Cottage, a three bedroom detached cottage with huge character, originality and a charming ambience. Not only that, this adorable abode has a generous enclosed garden, a detached double garage, ample driveway parking and a solar PV array with battery storage.

The accommodation briefly comprises an entrance porch with slate floor, fitted kitchen with freestanding appliances, a characterful lounge with central wood burning stove, deep window sills and beamed ceiling. Additionally, there is a conservatory with built in bookshelves and a large family bathroom with panelled bath, shower enclosure and bidet.

Up on the first floor are three double bedrooms and shower room. The main bedroom has built in wardrobes and all three have a glimpse of the sea.

The gardens are pretty and well established with a good size area of lawn, pond, planting, south facing patio and Cornish stone boundaries with mature hedging. The driveway can accommodate at least three vehicles.

The detached double garage can be found to the side of the property with two sets of roller doors. A 16 panel solar PV array on the roof provides a return via the feed in tariff with battery storage. Services to the property include mains gas, water, electricity and drainage. EPC rated C. Council tax band is D.

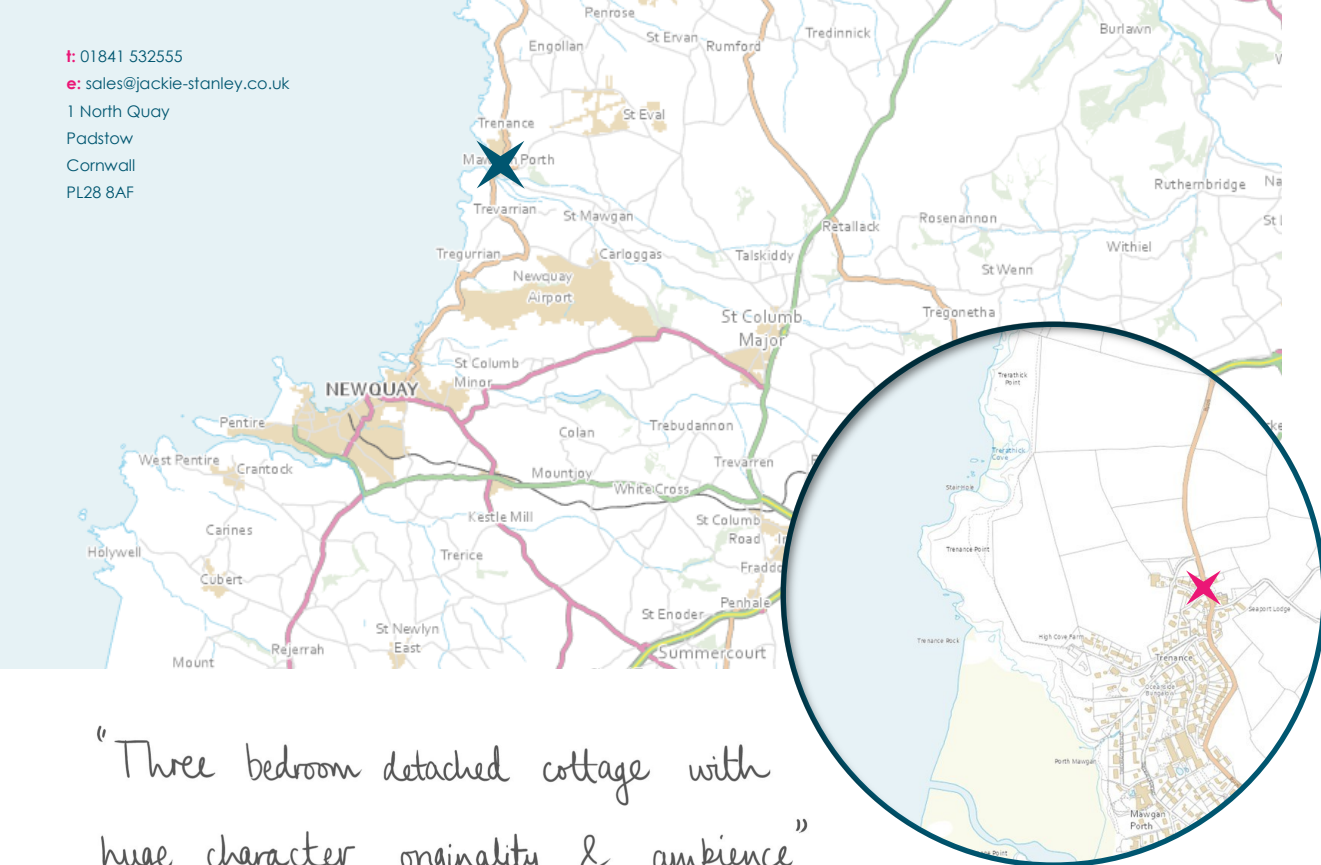
An exciting addition is detailed planning permission for a beautifully designed replacement self/custom build dwelling, along with the rearrangement/refurbishment of the existing detached single-storey double garage into a store/gym area. Planning number PA24/09761.

With a degree of modernisation required, Old Smithy Cottage is a home of real character located in one of the most sought after bays in North Cornwall and we at Jackie Stanley recommend a viewing to see the potential on offer.

Old Smithy Cottage, Mawgan Porth, TR8 4BY £650,000 guide



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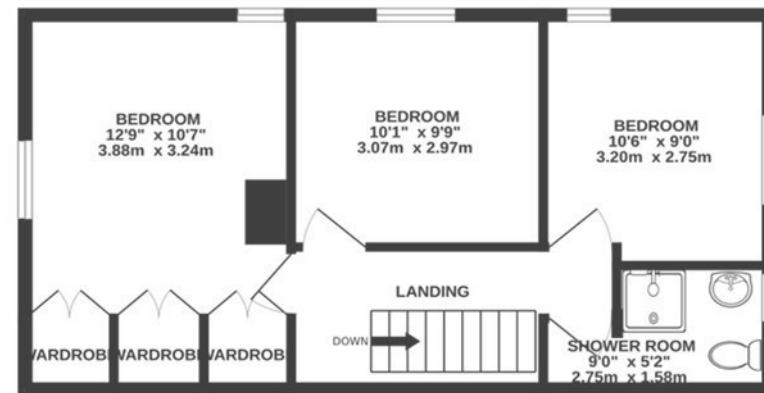


“Three bedroom detached cottage with huge character, originality & ambience”

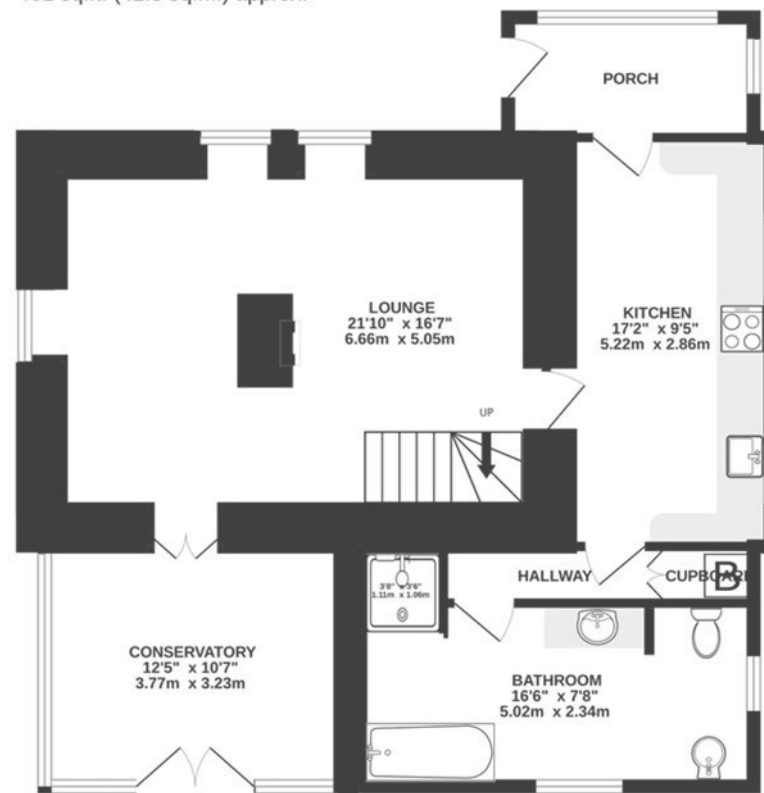
The magnificent sandy beach at Mawgan Porth is famous for water sports activities and stunning cliff and coastline walks serving surfers and bathers alike. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotel. 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 Watergate Bay and Bedruthan Steps, both 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 minutes drive away with routes into London Paddington.

To find, To find Old Smithy Cottage, 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, Old Smithy Cottage is the third property on the right hand side. The postcode for satellite navigation is TR8 4BY. What3words: kings.garlic.gains



1ST FLOOR
 461 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
 773 sq.ft. (71.8 sq.m.) approx.

TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.