

Penrose House

MAWGAN PORTH



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ESTATE AGENTS



- **Prime Elevated Position above the Golden Sands of Mawgan Porth**
- **Panoramic Sea & Coastline Views**
- **Elegant 1930's Detached House with Period Details**
- **Three Double Bedrooms/Two Large En-Suite Bathrooms**
- **Flexible One Bedroom Self Contained Annexe**
- **Over 3,480 Square Feet of Accommodation**
- **Generous Gardens & Grounds Extending to Approximately 0.35 Acres**
- **Abundance of Driveway Parking & Detached Garage**



Penrose House is a charming coastal residence set in over a third of an acre of secluded grounds, enjoying an enviable clifftop position with far-reaching views of the sea and coastline. Built in the 1930s, the property retains its period character with colonial-style pillars, oak floors, wide bay windows and generous ceiling heights, while offering versatile accommodation and scope for further development.

A glazed porch opens into a wide, welcoming reception hall which leads directly into the gracious drawing room. This light-filled space features a patio door onto the terrace and garden and a wood-burning stove for winter comfort. The adjoining dining room, also with a stove, is enhanced by a corner bay window that frames spectacular sunsets and a sweeping view of the coastline. The kitchen, refitted in 2014, includes a Rangemaster and is conveniently

connected to the laundry area. A breakfast room and conservatory overlooks the west-facing garden and links to the garden room, where a door opens onto a sheltered terrace, creating an easy flow between indoor and outdoor living. Also on the ground floor are a study, an occasional guest bedroom and a bathroom. Upstairs, natural light floods the landing from a wide window, leading to two spacious double bedrooms, both with large en-suite bathrooms. Each room enjoys extensive sea views and cleverly designed storage within the eaves, creating a first floor that feels both practical and airy.

The house also benefits from a self-contained annexe which can be accessed independently or through the main property. This includes a sitting room with dual aspects, a kitchen and shower room on the ground floor. The first floor provides a separate cloakroom and a generous double bedroom with space for an additional cot or child's bed. The annexe offers excellent flexibility for multi-generational living, guest accommodation or holiday use.

The grounds of Penrose House are private and well established, with sheltered terraced gardens, mature shrubs and hedging providing seclusion. To the west, a more open lawn captures the sea views, while a detached garage offers both workshop and

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TR8 4BT £995,000 guide



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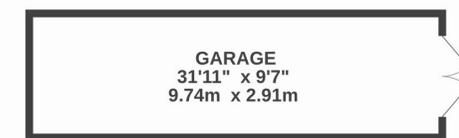
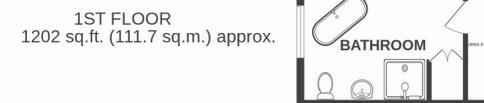
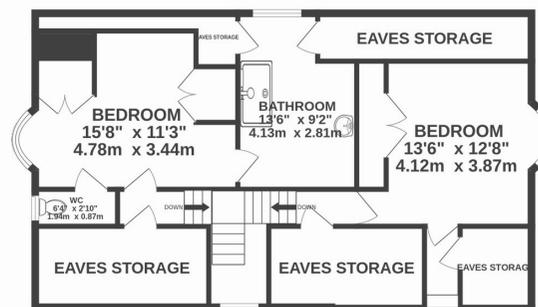
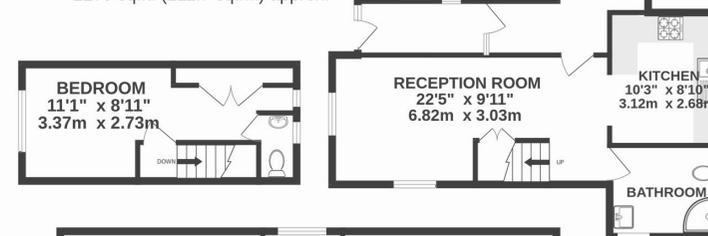
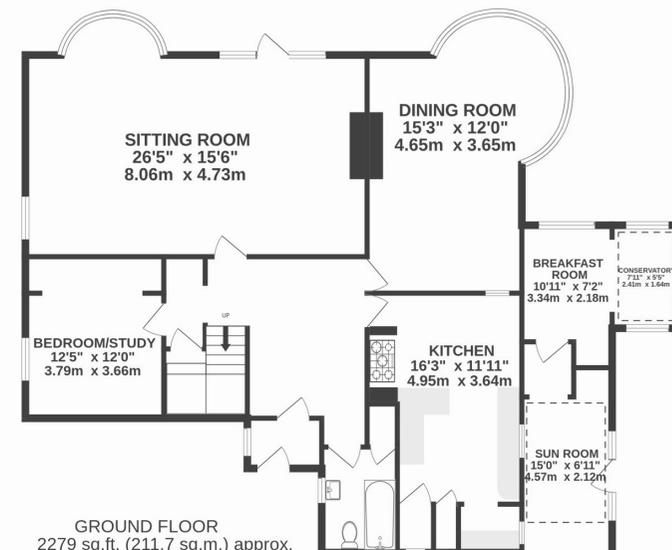
storage space. The private driveway is owned by the property, with shared access granted to the neighbouring holiday home. Services to Penrose House include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band F. Ofcom suggest superfast broadband 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 Penrose House, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Hotel and continue round the bend. The driveway to Penrose House can be found along on the left hand side. The postcode for satellite navigation is TR8 4BT. What3words: smaller.clouding.overt



TOTAL FLOOR AREA : 3481 sq.ft. (323.4 sq.m.) approx.