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**Jackie Stanley**  
 ESTATE AGENTS



**Plots at High Cove**  
**Mawgan Porth £1,950,000**

Exceptional Uninterrupted Ocean Views  
 Desirable Elevated Position within Mawgan Porth  
 Bordered by Rural Coastline Pasture  
 Detailed Planning Permission for Two Substantial Detached Dwellings  
 Two Four Bedroom Houses with Associated Gardens & Parking Proposed  
 Approximately 1/2 Acre Site  
 Private Direct Access to the South West Coastal Path

An incredible opportunity to acquire a building plot with detailed planning permission for two substantial detached dwellings, situated in a most desirable position within Mawgan Porth providing exceptional uninterrupted views of the beach, coastline & ocean beyond.

For further information about this property please visit our office or call us on

**01841 532555**



rightmove Zoopla.co.uk PrimeLocation.com



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 1 North Quay Padstow Cornwall PL28 8AF

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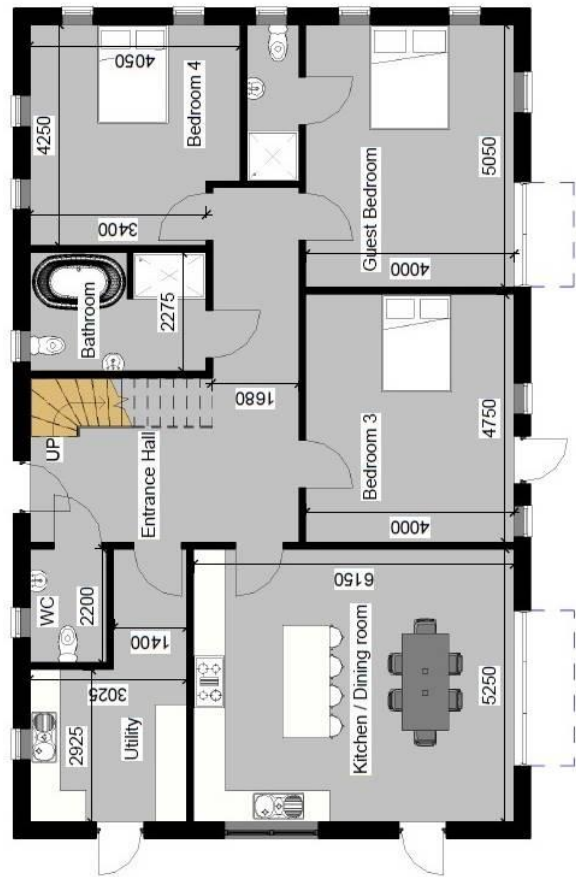
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# Jackie Stanley

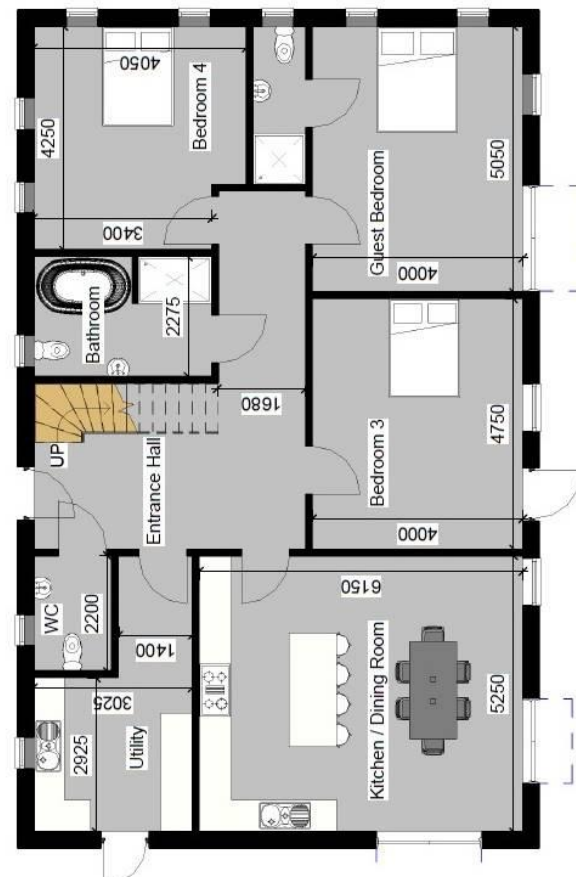
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House 1 - Ground Floor



First Floor

House 2 - Ground Floor



First Floor

Elevated above the magnificent beach of Mawgan Porth, one of the most sought after bays on the rugged North Coast of Cornwall, Jackie Stanley's are privileged to bring to the market an opportunity of immense rarity and desirability.

Planning permission was granted in February 2020 for the demolition of three agricultural barns and the construction of two brand new detached dwellings located on the Trenance side of the bay offering exceptional uninterrupted views of the beach, coastline and ocean beyond moments from the golden sand of the revered beach below.

Designed to make the most of their dramatic location, the properties have open plan living/kitchen/dining areas to the first floor alongside the master en-suite bedroom and dressing room while the ground floors will provide three further double bedrooms, two en-suites shower rooms, family bathroom and utility room. The proposal suggests relatively level gardens surrounding each dwelling, large patios and ample driveway parking. Each plot has a proposed area of approximately 1/4 of an acre with house 1 having an internal floor space of 218m<sup>2</sup> and house 2 233m<sup>2</sup>.

The building plots are to be offered freehold, together or individually. Indeed, should interested parties wish to reconfigure the design, then enquiries should be made with Cornwall Council Planning Department.

Services to the proposed properties include mains water and electricity with a private Klargest drainage system.

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 Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops.

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 along the very scenic coast road. Well situated for ease of transport, Mawgan Porth is less than a 15 minute drive off the main A30 and just five minutes away 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. The beautiful picture box perfect village of St Mawgan lies 2.5 miles inland and has a Post Office, stores, village green, the wonderful Falcon Inn public House and a beautiful 13th century church as well a well regarded primary school.

To find High Cove Farm, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. As you approach the hamlet of Trenance on the B3276 just outside Mawgan Porth, turn right towards the farm buildings. The postcode for satellite navigation is TR8 4BZ.

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