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Outstanding Frontline Position **Sandy Beach House, Mawgan Porth**
Large Beachside House with Sea Views **£850,000**

Four Double Bedrooms
First Floor Sitting Room with Vaulted Ceiling & Glass Gable End
Off Road Parking
First Floor Balcony & Ground Floor Terrace Both with Frontline Beach & Ocean Views
Prime Position within the Desirable Coastal Hotspot of Mawgan Porth

Magnificently situated adjacent to the sand dunes & revered surfing beach that is Mawgan Porth is this prime positioned large four bedroom beachside house with frontline ocean views, providing direct access to the beach & waters edge.

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

01841 532555



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Registered Office
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Superbly situated in a prime frontline position by the sand dunes with an impressive vista across the magnificent surfing beach and coastal hotspot that is Mawgan Porth, Sandy Beach House is a large beachside house of substantial proportions and privileged location offering unique direct access to the golden sand and waters edge.

Standing at over 1200 square feet over two storeys, one can enjoy uninterrupted views of the sand dunes, beach and ocean beyond from both the first floor balcony and ground floor decking as well as the impressive first floor sitting room complete with vaulted ceiling and full height glass gable end. Two double bedrooms reside on the first floor as well as the family bathroom which has a lovely freestanding roll top bath with claw feet and a separate shower enclosure. A quiet study area concludes the first floor accommodation with a cool industrial steel staircase descending to the ground floor.

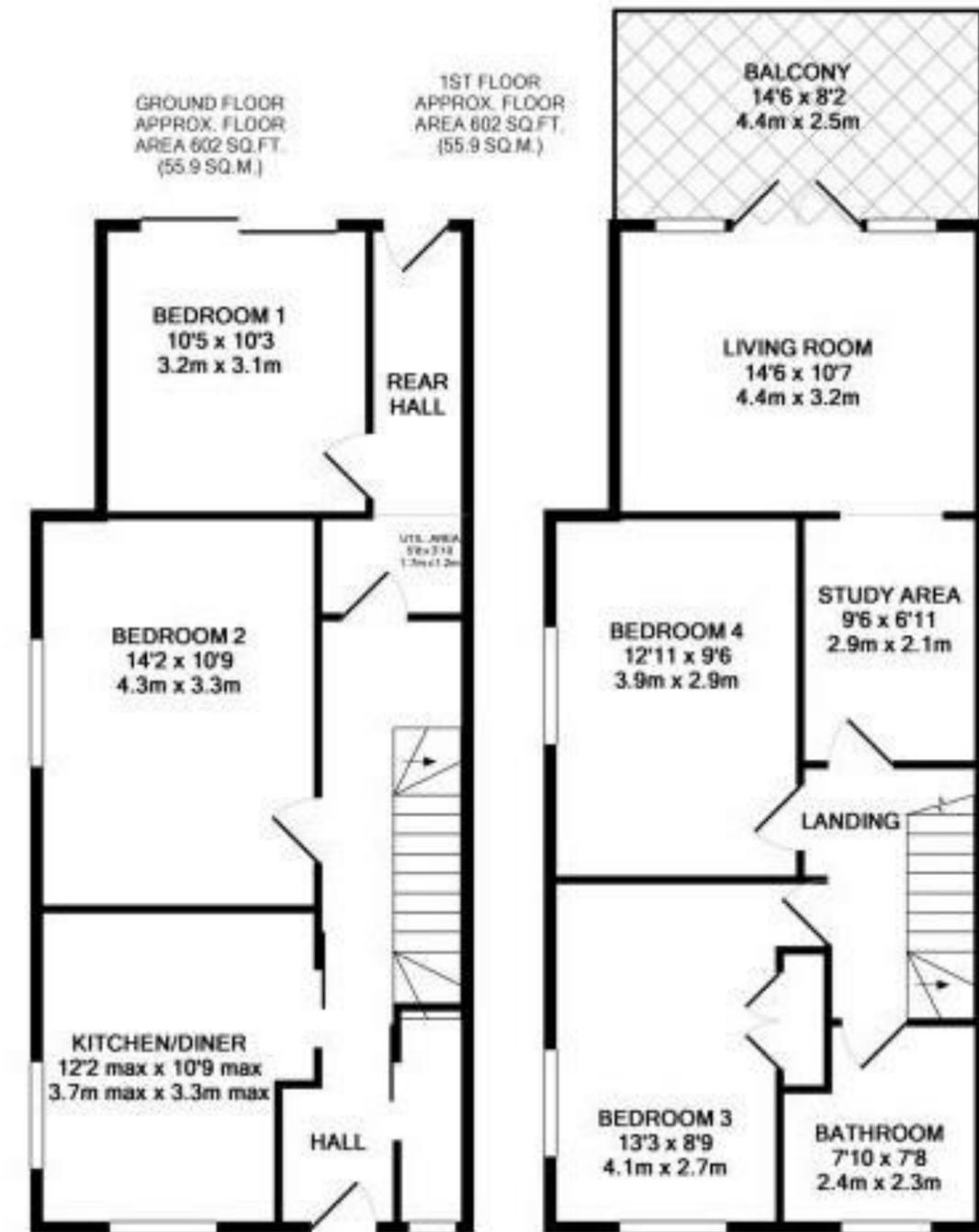
The ground floor comprises a further double bedroom and a second reception room/fourth double bedroom which has patio doors to the decked terrace. The kitchen, located to the front of the property, has a range of wood fronted floor and wall cabinets and drawers, an integrated dishwasher, a range style gas cooker and stainless steel extractor hood, double stainless steel sink unit and space for a freestanding American style fridge. There is a ground floor shower room/WC and utility area with space and plumbing for white goods. To the front of the building there is an allocated parking space and further visitor spaces to the rear.

Sandy Beach House is held on the remainder of a 999 year lease with a 1/6 share of the freehold and member of the management company. The ground rent/service charge is currently £720 pa which includes building insurance. We understand that the property is unable to be holiday let but can be let on an assured shorthold tenancy. Services to the property include mains gas, water, electricity and drainage.

Sandy Beach House sits adjacent to the magnificent sandy beach and roaring ocean of Mawgan Porth, now one of the most sought after locations in North Cornwall. The vast 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 on your doorstep 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 as a highly primary school.

To find Sandy Beach House, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Drive all the way down towards the beach and Sandy Beach House can be found along on the right hand side. The postcode for satellite navigation is TR8 4BJ.



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