

Westwinds
MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS





- **Quiet Cul-De-Sac within the Exclusive Coastal Hotspot of Mawgan Porth**
- **Approximately 200 Yards from the Sand & Surf**
- **Great Beach & Ocean Views**
- **Five Bedroom Detached House Built in the 1960s**
- **Three Reception Rooms**
- **Gardens on Three Sides**
- **Detached Double Garage & Abundance of Driveway Parking**
- **Huge Potential for Redevelopment**

Westwinds stands prominently yet privately just above the magnificent beach of Mawgan Porth, one of the most sought after bays on the rugged North Coast of Cornwall. Built in the 1960s, Westwinds has been in the same ownership for the last 24 years.

The property is conveniently situated at the end of a quiet cul-de-sac approximately 200 yards from the sand and surf via the adjacent footpaths and benefits from great far reaching views of the ocean, beach and cliffs.

Westwinds stands at just over 2,230 square feet comprises four first floor bedrooms as well as a study and two bathrooms. Three of the bedrooms have sea views and one has a balcony and stairs to the side. The ground floor has a fifth bedroom and three reception rooms including a large L shaped living room with the sea views framed perfectly. The room also has a fireplace and doors to the garden.

The kitchen is fully fitted with an eye level oven, gas hob, extractor and larder. There is also a separate utility room, lean-to and store, porch and generous hallway.

To the side of Westwinds is a detached double garage and ample driveway parking. Lawn can be found on three sides of the property with an enclosed rear garden complete with patio, greenhouse, garden shed and established planted borders. The curtilage extends to approximately 0.25 acres.

There is plenty of scope and potential at Westwinds. Given the age, one could consider this a development opportunity with huge potential to build a dream home overlooking the sea in this most sought after of locations. Any future development is of course subject to obtaining the necessary planning permission. Services to Westwinds include mains gas, water, electricity and drainage. There is also solar PV on two sides of the roof with associated feed-in tariff. EPC rating is D. Council tax band F.

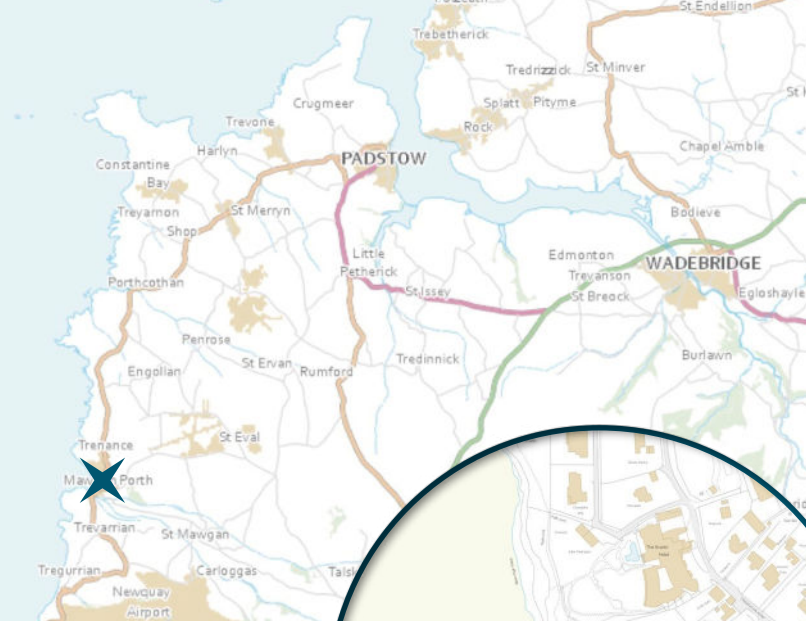
Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is

Westwinds, Mawgan Porth, TR8 4DH

£1,500,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



“Conveniently situated at the end of a quiet cul-de-sac approximately 200 yards from the sand and surf via the adjacent footpaths”

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 being 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 minute drive away with routes into London Paddington.

To find Westwinds, 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 Steps Hotel and continue round the bend. Heading down the hill towards the beach, turn right into Tredragon Road. Follow the Tredragon Road towards the Scarlet for approximately 250 yards and then take the left hand lane. Sweep down into the cul de sac and Westwinds can be found tucked away on the left hand side. The postcode for satellite navigation is TR8 4DH. What3words: replaying.backyards.atlas

