

15 Tredragon Close

MAWGAN PORTH



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ESTATE AGENTS



- **Located in a Sought After Cul-De-Sac within Desirable Mawgan Porth**
- **An Outstanding Vista Across the Beach to the Ocean Beyond**
- **Seconds from the Glorious Sand & Surf Below**
- **Over 3,500 Square Feet of Accommodation**
- **Four/Five Double Bedrooms with Three En-Suite Bathrooms**
- **Large Open Plan Living Space & Huge Family/Games Room**
- **Generously Sized Sea View Terraces & Gardens**
- **Integral Garage & Ample Driveway Parking**



Located in a prominent elevated position above the truly majestic stretch of golden sand that is Mawgan Porth is 15 Tredragon Close, a substantial contemporary four/five double bedroom detached house of over 3,500 square feet with an outstanding vista across the beach and ocean beyond.

15 Tredragon Close was conceived and constructed in 2011 and has been occupied by our clients since 2013. Noteworthy features include solar PV, an integrated Sonos sound system, Cat 6 networking, underfloor heating throughout, a wood burning stove, solid oak internal doors, external UPVC double glazed doors and windows, Travertine tiled floors, three en-suite bathrooms, two walk-in wardrobes and a huge family room or games room/fifth bedroom.

The 3,526 square feet of accommodation has a ground floor and lower ground floor arrangement befitting the topography of the site. The first floor comprises a large open plan kitchen/living/dining space with no less than three sets of sliding doors with fitted shutters leading to the bonded resin terrace and a magnificent outlook across the beach and sea. The room is focused around the Stuv wood burning stove and contemporary feature fireplace with ample space for sofas, dining table and chairs and occasional furniture.

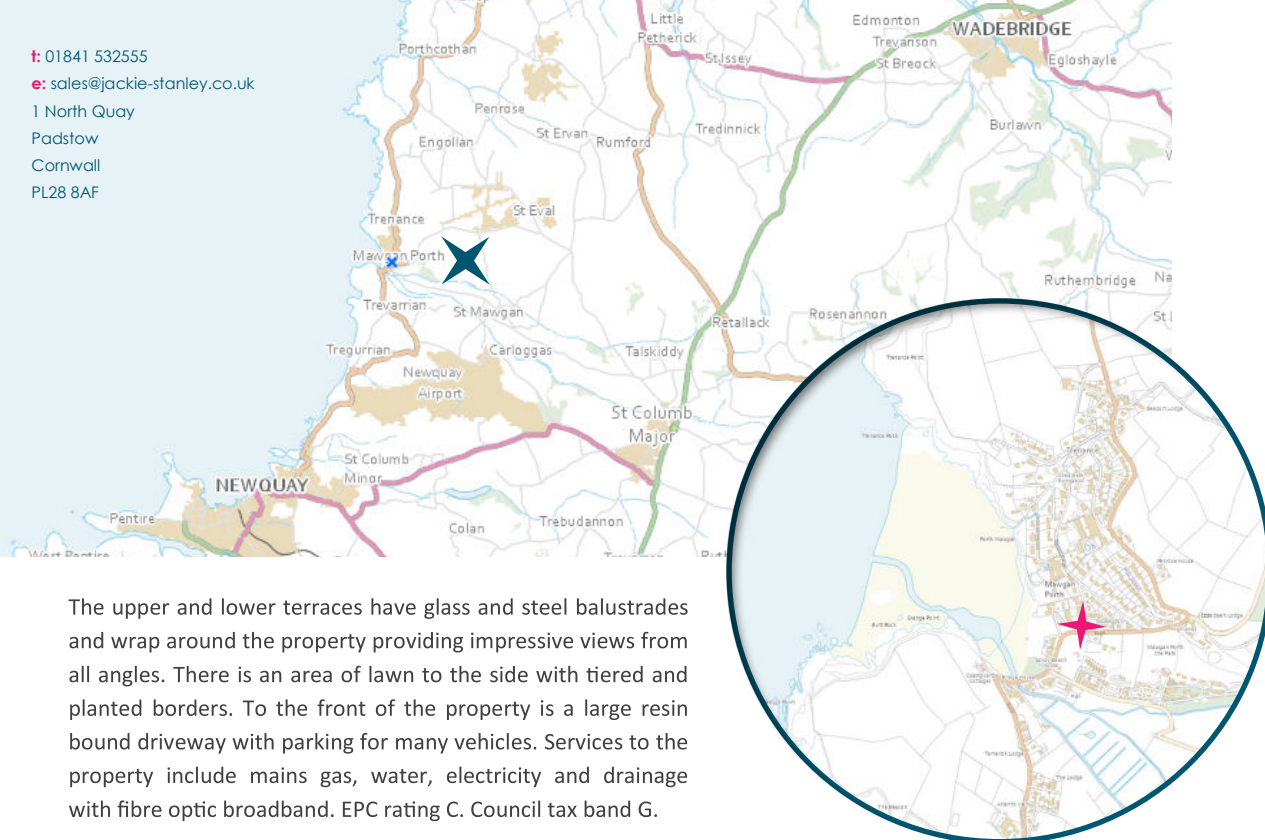
The kitchen has a comprehensive range of floor & wall cabinets and drawers with Corian work surfaces and granite work surfaces to the central island. The kitchen incorporates an integral fridge, dishwasher, instant boiling water tap and microwave with a freestanding Range style cooker. A set of French doors with fitted shutters and Juliette balcony provide a beautiful outlook across the village of Mawgan Porth and rural inland over the valley. There is also a separate utility room with a range of cabinets and services for white goods. From here there is access to the integral garage with electric up and over door and a secondary set of stairs descend to the games room on the lower ground floor.

The master bedroom benefits from stunning views of the ocean and sliding doors to the upper terrace whilst offering a contemporary en-suite shower room and walk-in wardrobe. Heading down to the lower ground floor, three further double bedrooms can be found—two of which have en-suite shower rooms, sliding doors to the lower terrace and clear sea views. The family/games room is a fantastic space for entertaining and socialising and provides a breakout space from the main living area. The room has a range of base cabinets and stainless steel sink and a large cupboard housing the home network cabinet. This room could also double as a fifth bedroom.

15 Tredragon Close, Mawgan Porth
TR8 4DP
£2,250,000 guide



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The upper and lower terraces have glass and steel balustrades and wrap around the property providing impressive views from all angles. There is an area of lawn to the side with tiered and planted borders. To the front of the property is a large resin bound driveway with parking for many vehicles. Services to the property include mains gas, water, electricity and drainage with fibre optic broadband. EPC rating C. Council tax band G.

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 15 Tredragon Close, 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 and then left into Tredragon Close. 15 Tredragon Close can be found at the very end of the cul de sac. The postcode for satellite navigation is TR8 4DP. What3words: quietest.visit.handfuls

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