

# Lonsdale Cottage

TREVARRIAN



**Jackie Stanley**  
ESTATE AGENTS





- **1970's Detached House**
- **Tranquil Coastal Hamlet on the Outskirts of Sought After Mawgan Porth & Desirable Watergate Bay**
- **Two Double Bedrooms with One Family Shower Room**
- **Over 1,500 Square Feet**
- **Enclosed Wraparound Garden & Patio**
- **16 Panel Solar PV Array**
- **Double Length Detached Garage**
- **Walking Distance to the Beach, Footpaths & Local Public House**

Nestled within the pretty coastal hamlet of Trevarrian, and situated between desirable Watergate Bay and highly sought after Mawgan Porth is Lonsdale Cottage.

This two double bedroom detached house was built in the 1970's and has been occupied by our clients since the mid 1990's.

Lonsdale Cottage stands at approximately 1,524 square feet with the benefit of a double length detached garage measuring over 30 feet in length. Of further advantage, the property has a 16 panel solar PV array generating supplementary electricity supply, UPVC double glazing with secondary glazing and an accessible attic boarded for storage.



As the accompanying floorplan illustrates, the accommodation comprises a covered porch and entrance hall, a good size comfortable lounge with feature stone detailing to one wall and a south facing conservatory full of natural light. The kitchen is a good size and of modern design with integrated eye level oven, a ceramic hob, fridge/freezer and washing machine. There is also a large cloakroom/boot room with storage cupboards and shelving. Up on the first floor are two large double bedrooms, one with built in wardrobes, and a family shower room.

Externally, the fully enclosed gardens of Lonsdale Cottage wrap around the property providing lawn, patio and an array of well stocked borders and planted beds. There are some lovely Cornish stone boundary walls, a productive Appletree and a solar powered water feature. The aforementioned detached garage measures of 30 feet in length and provides off road parking for two cars. Services to the property include mains gas, water, electricity and drainage. EPC rating B. Council Tax Band D.

## Lonsdale Cottage, Trevarrian

**TR8 4AQ**

£525,000 guide



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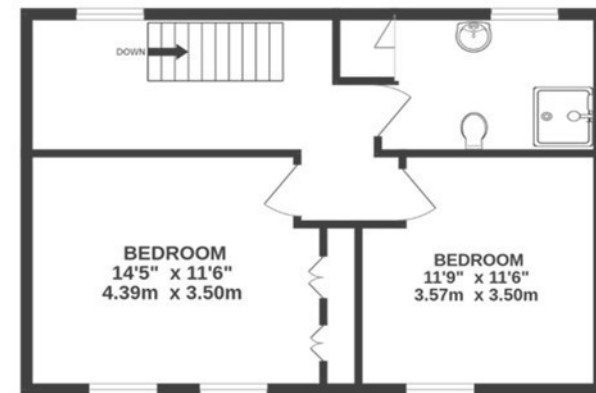
"Benefits from double length detached garage  
and sixteen-panel solar PV array"

The small peaceful hamlet of Trevanion lies just under a mile from the vast golden sandy beach at Watergate Bay, a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the Travellers Rest, a beautiful Cornish village pub in Trevanion itself. Well situated for ease of transport, Trevanion is less than a 15 minute drive from the main A30 and just 2 minutes away from Newquay Airport with its domestic and international flight services. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions meaning the atmosphere in the small beach community is one of great energy and excitement.

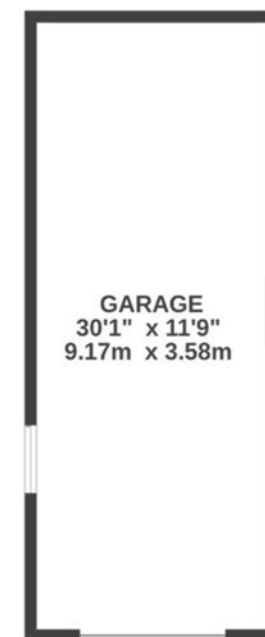
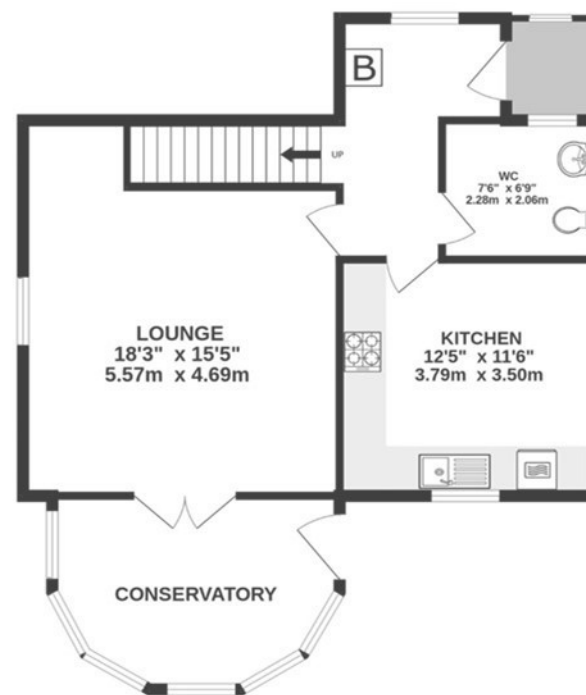
Just half a mile distant is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet & 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. 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 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.

To find Lonsdale Cottage, from Newquay airport head West. At the first T junction, turn right onto the B3276 signposted to Mawgan Porth and follow for approximately 0.6 miles. Just before the Travelers Rest Public House, turn left at the sign for Trevanion Lodge and then bear right. Lonsdale Cottage can be found along on the right hand side. The postcode for satellite navigation is TR8 4AQ. What3words: twinge.piper.objective



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.