



The Linhay  
ENGOLLAN



Jackie Stanley  
ESTATE AGENTS





- *Located within a Picturesque Rural Hamlet Close to the Desirable Beach at Porthcothan Bay*
- *Beautifully Chic Barn Conversion with Impeccable Style*
- *Four Double Bedrooms with Four Contemporary Bathrooms*
- *Large Open Plan Living Space with a Vaulted & Beamed Ceiling*
- *Modern Country Kitchen & Wood Burning Stove*
- *Enclosed Gardens, Patio & Hot Tub*
- *Ample Off Road Parking*
- *Exceedingly Strong Holiday Let Income & Available Fully Furnished*



Located within the small, peaceful hamlet of Engollan just 1.7 miles from the picturesque Cornish cove of Porthcothan Bay and less than 2.5 miles from magnificent Mawgan Porth, Jackie Stanley welcome The Linhay to the market for the first time in almost 20 years.

This beautifully chic and flawlessly styled single storey barn conversion with an attractive stone façade has been impeccably renovated to offer a touch of luxury Cornish living. The Linhay offers four spacious bedrooms, four bathrooms and a wonderful open plan living, dining and kitchen space with a vaulted and beamed ceiling and elegant colour pallet.



The spacious and stylish open plan kitchen, sitting room and dining room provides a truly relaxing ambiance. The well appointed and fully integrated modern country kitchen is a tempting space to get creative and to the far end is the sitting room with inglenook fireplace and traditional wood burner. The bedrooms are all genuine doubles and have a touch of 'boutique hotel' about them. Three of the bedrooms have smart contemporary en-suite shower rooms with the family bathroom just as fine.

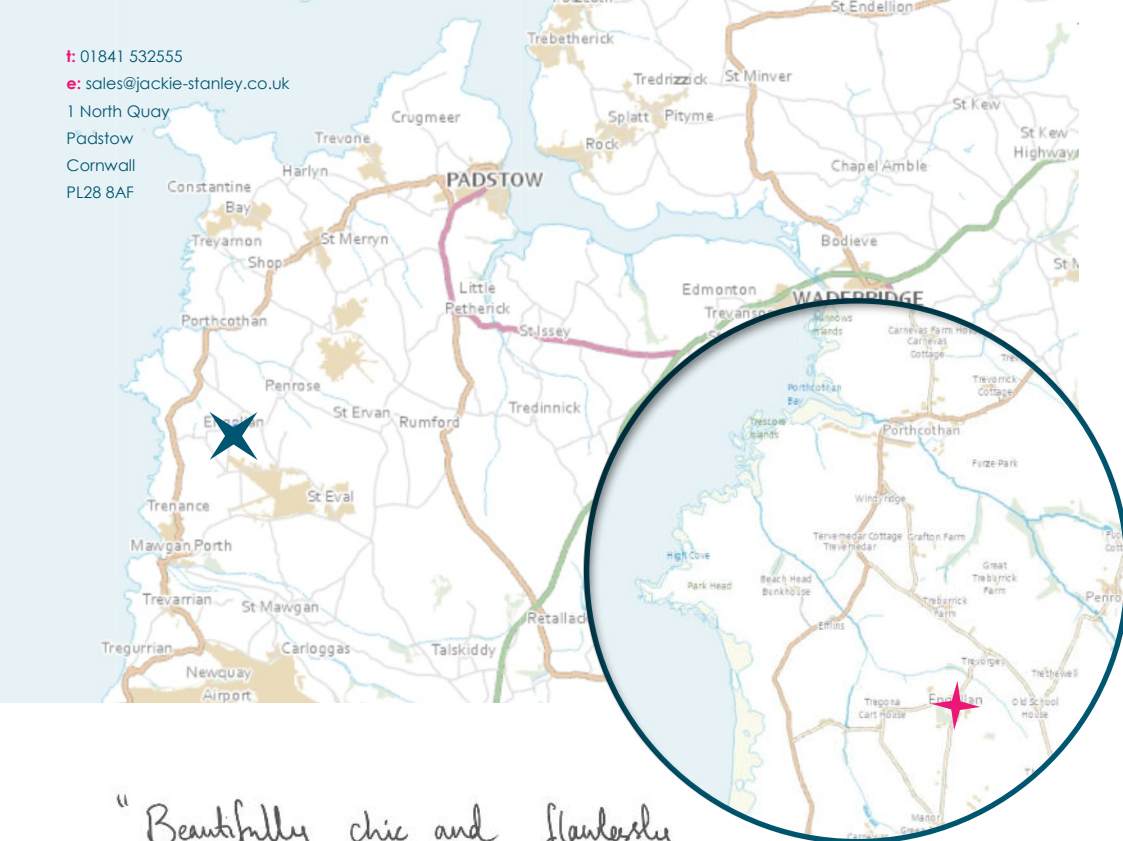
French doors lead from the living area to a fully enclosed and secure walled sun trap garden. There is a paved patio adjacent to the barn which provides the perfect spot for al fresco dining. In addition, there is an indulgent hot tub and well stocked and mature planted beds. To the front of The Linhay is a beautiful area of lawn, planted beds and small trees. To the side is a parking area with space enough for three vehicles. Services to the property include mains water and electricity, shared private drainage and oil fired central heating. EPC rating F.

## **The Linhay, Engollan, PL27 7UL**

£875,000 guide



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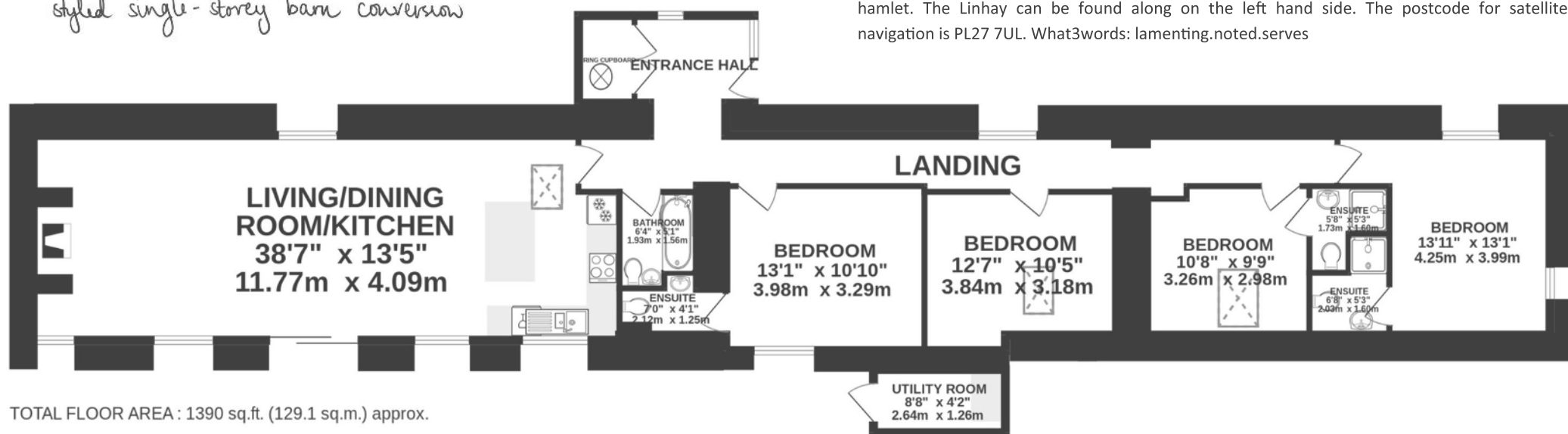


*"Beautifully chic and flawlessly  
 styled single-storey barn conversion"*

The pretty and peaceful hamlet of Engollan lies approximately 1.7 miles inland from the enclosed golden sandy beach of Porthcothan Bay. Just 2.5 miles along the coast 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 Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. A leading venue for beach sports, events, dog walkers and a renowned surfing hotspot, Watergate Bay is located a further two miles along the coast. The 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 and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

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, Engollan is approximately a 20 minute drive off the main A30 and just 10 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is approximately a 30 minutes drive away.

To find The Linhay, from Padstow follow the B3276 towards Newquay passing through St Merryn and Porthcothan, approximately ¾ of a mile after passing through Porthcothan, turn left at signs for Treburrick, St Eval and St Ervan. Follow this lane for approximately 0.7 miles before turning right at the sign for Engollan. Follow this lane for approximately 0.4 miles and into the hamlet. The Linhay can be found along on the left hand side. The postcode for satellite navigation is PL27 7UL. What3words: lamenting.noted.serves



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.