

Sea Salt
MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS





- **Luxurious Modern Coastal Home**
- **Great Views to the Surf below & Ocean Beyond**
- **Two Double Bedrooms with Stylish Master En-Suite**
- **Open Plan First Floor Living Accommodation Featuring a Vaulted Ceiling & Balcony**
- **Fully Integrated Contemporary Kitchen**
- **Two Allocated Parking Spaces & Enclosed Front & Rear Gardens**
- **Excellent Holiday Letting History & Sold Fully Furnished**
- **Superb Elevated Position Overlooking Mawgan Porth Beach & Out to Sea**



Conceived and constructed in 2018, Mawgan Bay View is an exclusive development of eight contemporary and luxurious homes with a heritage feel, located in an elevated position above the truly majestic stretch of golden sand that is Mawgan Porth.

Jackie Stanley are delighted to bring to the market number 5, also known as Sea Salt. The high end specification includes underfloor heating to the ground floor, a feature oak staircase, oak doors, architraves and skirting, double glazed aluminum windows and doors and marine grade steel and glass balustrades to the balcony.

The ground floor accommodation consists of two very spacious and beautifully furnished double bedrooms; the master bedroom has French doors leading out to the rear garden and a stylishly tiled and contemporary en-suite shower room complete with a rainfall shower, wash basin, WC and heated towel rail. The second bedroom sits adjacent to the elegant family shower room with patio doors leading to the front garden.

The first floor accommodation consists of an impressive open plan living space with a high vaulted ceiling, a sleek modern kitchen within integrated appliances, breakfast bar and dining area. The comfortable lounge area has bifold doors leading out to the balcony where far reaching views across Mawgan Porth village, the surf below and ocean beyond can be enjoyed.

Sea Salt enjoys both fully enclosed front and rear gardens, with the rear lawn and patio being of particularly good size. Each property within this private development has two allocated parking spaces and use of the communal bin store. Sea Salt has and continues to be a successful holiday let achieving excellent occupancy and income, sold fully furnished which makes this the perfect turnkey investment opportunity. There is a management fee of £1,000 per annum. Services to the property include mains water, electricity, gas and drainage.

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 available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel.

Sea Salt, Mawgan Porth,
TR8 4QY guide £825,000



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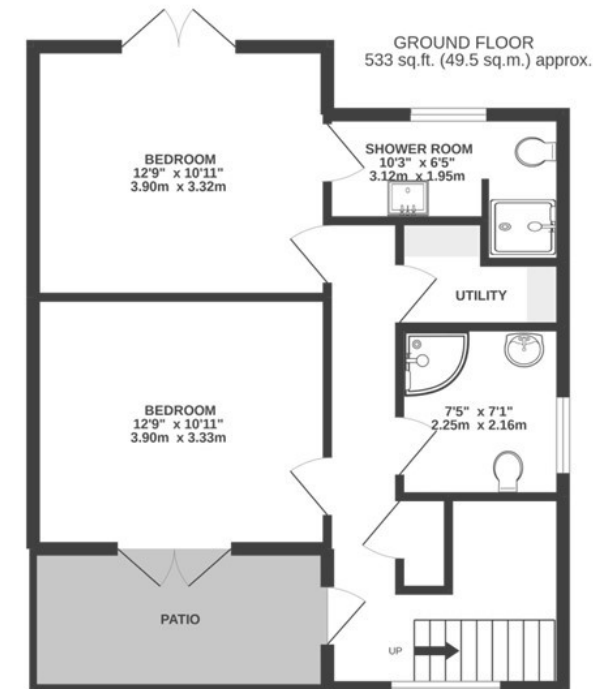
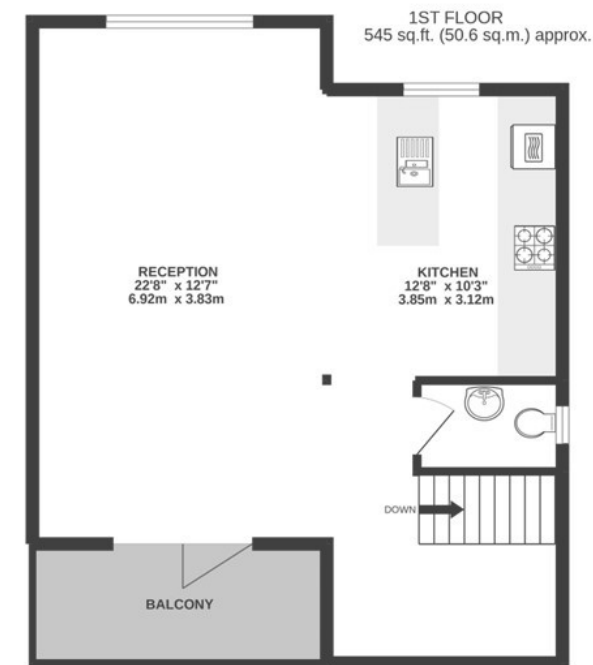
"Contemporary & luxurious home with a heritage feel,
 located in an elevated position above the truly
 majestic stretch of golden sand that is Mawgan Porth"

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. 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 Sea Salt, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Drive down into Mawgan Porth passing the beach on your right hand side. As you start to head up the hill on the other side, the Mawgan Bay View development can be found on the left hand side. The postcode for satellite navigation is TR8 4QY.

What3words: storeroom.grades.dating



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

