

Helvellyn  
MAWGAN PORTH



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ESTATE AGENTS

- *Elevated Position within the Exclusive Coastal Hotspot of Mawgan Porth*
- *Far Reaching Sea & Coastal Views including Rural Inland*
- *Three Double Bedroom Detached Bungalow Originally Built in the 1930s*
- *Three Reception Rooms*
- *Secluded Private Gardens & Grounds Extending to Approximately 0.3 Acres*
- *Detached Double Garage & Abundance of Driveway Parking*
- *Huge Potential for Redevelopment*



Helvellyn is a three bedroom detached house located just above the magnificent beach of Mawgan Porth, one of the most sought after bays on the rugged North Coast of Cornwall. Originally built in the 1930s, Helvellyn has been in the same family ever since. The property sits centrally within a large curtilage, extending to approximately 0.3 Acres. The gardens and grounds are gloriously filled with an array of established plants, shrubs and trees making for a peaceful, private ambience.

The existing dwelling stands at just over 1878 square feet, and additionally has a detached double garage to the side as well as a long private driveway. Helvellyn itself has three double bedrooms including two on the first floor, a main family bathroom, two principal sea facing reception rooms, one with a wood burning stove, and a fitted kitchen/dining room with integrated eye level oven and hob. There is a further room accessible from one of the bedrooms together with a modern shower room. The property is built of traditional cavity block construction surmounted by a slate tiled roof with UPVC double glazed windows and doors.



Helvellyn occupies a fine position on Tredragon Road offering privacy and sea views, moments from the golden sand of the revered beach below.

There's also plenty of scope and potential at Helvellyn. 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 Helvellyn include mains gas, water, electricity and drainage. EPC rating is D. Council tax band E.

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 Scarlet and Bedruthan Hotel.

## Helvellyn, Mawgan Porth

TR8 4DJ

£1,100,000 guide



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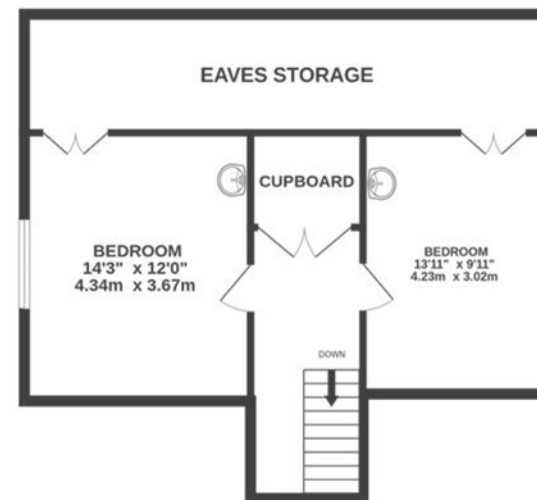


The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school, and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps both being within easy reach.

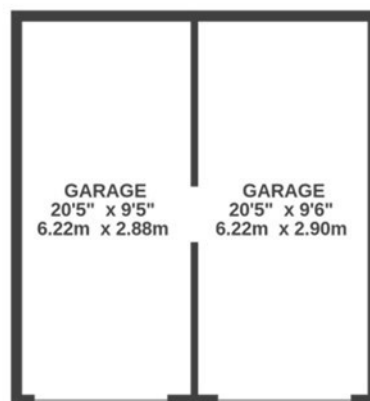
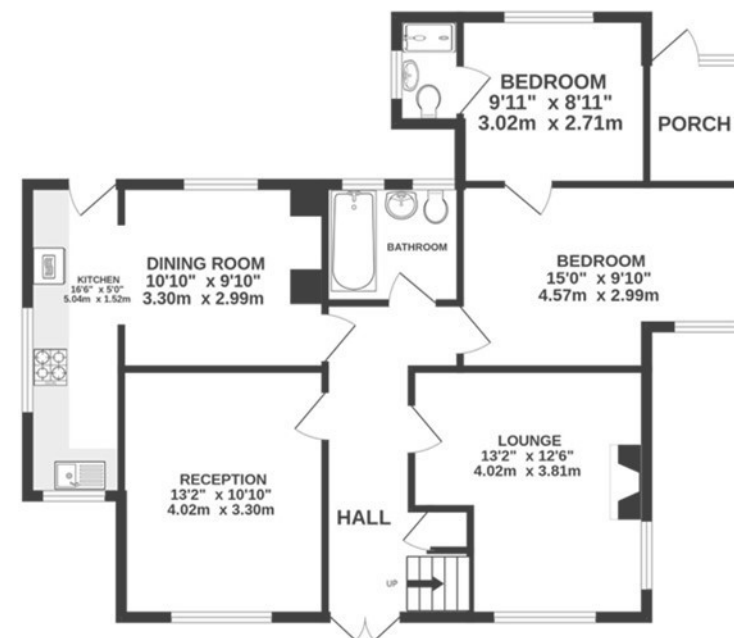
Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 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 Helvellyn, 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 and Helvellyn can be found along on the right hand side. The postcode for satellite navigation is TR8 4DJ. What3words: sketching.bathtubs.votes

1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



GROUND FLOOR  
1277 sq.ft. (118.6 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 sq.m.) approx.