

# Chy Dewetha

MAWGAN PORTH



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ESTATE AGENTS





- **Located in a Sought After Elevated area of Desirable Mawgan Porth**
- **Minutes from the Glorious Sand & Surf Below**
- **Substantial Detached House Bordered by Open Farmland**
- **Four Bedrooms with Two En-Suite Shower Rooms**
- **Stylish Living Accommodation**
- **Attached Garage & Ample Driveway Parking**
- **Privately Enclosed Gardens & Patio**



Situated in a pretty coastal hamlet above the truly majestic stretch of golden sand that is Mawgan Porth is Chy Dewetha, a substantial four bedroom detached house with over 1,500 square feet and a stylish, tranquil ambience.

Chy Dewetha offers generously proportioned accommodation on two levels with views across the countryside and sea glimpses from the first floor.

As you enter, one is met with a spacious hallway and open tread staircase ascending to the first floor. The ground floor accommodation consists of a kitchen/ breakfast room with excellent range of base and wall units incorporating a hob, double oven, extractor, microwave, fridge freezer, dishwasher, washing machine and from here is a double glazed door giving access to the garden.



The main living space is beautifully presented and L shaped with an abundance of natural light. French doors open onto the patio at the rear. Two of the bedrooms reside on the ground floor, one is a very good size double with the other a single/bunk room. The family bathroom has a white suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin, low-level WC, radiator, double glazed window and fully tiled walls.

The open tread staircase ascends to the floor landing with a Velux rooflight and under eaves storage. There are two substantial bedrooms here, both light and bright with lovely country views, one with sea glimpses in the distance. Both have en-suite shower rooms, Velux roof lights and double glazed windows.

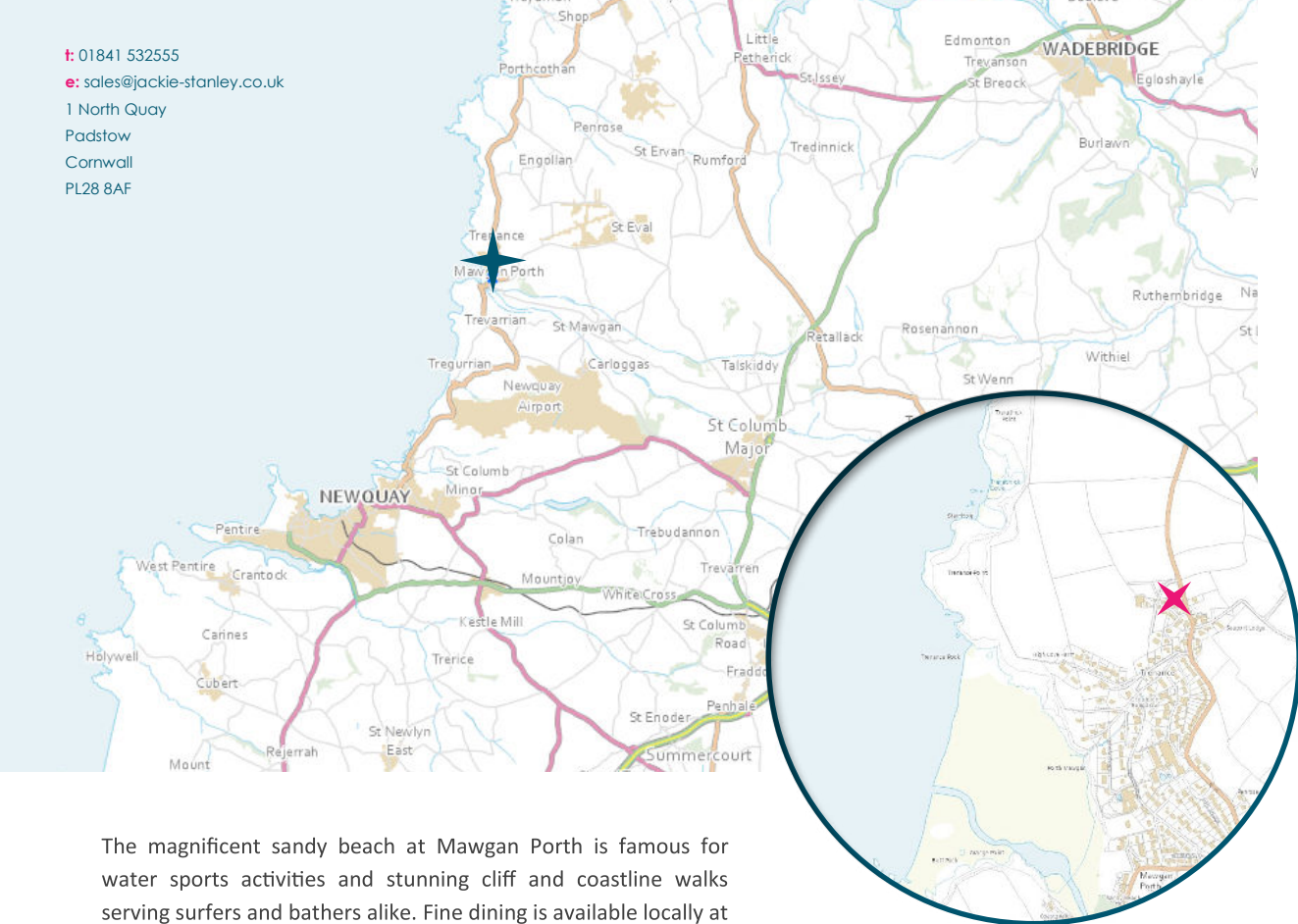
Heading outside there is an attached garage with up and over door and tarmac driveway with off road parking for several vehicles. To the side is an external shower, convenient for beach goers. At the rear is a west facing paved patio with lawned gardens and high boundary hedging for privacy, with gated access either side. One side adjoins open farmland. Services to the property include mains gas, water, electricity and drainage. EPC rating E.

## Chy Dewetha, Mawgan Porth

TR8 4BY £799,950 guide



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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 Chy Dewetha, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the Trenance side of Mawgan Porth, Chy Dewetha is the first property on the right hand side. The postcode for satellite navigation is TR8 4BY. submit.earmarked.kennels

TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

