

1 Trehelles

MAWGAN PORTH



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ESTATE AGENTS



- **Distinctively Styled Barn Conversion**
- **Elevated above the Glorious Sand & Surf of Mawgan Porth**
- **Three Double Bedrooms with Master En-Suite**
- **Spacious Reverse Living Accommodation**
- **Recently Upgraded Kitchen, Bathrooms, Windows & Doors**
- **Enclosed Private Courtyard & Communal Recreational Area**
- **Carport & Private Parking Bay**
- **A Short Walk to the Beach**



1 Trehelles is an individual two storey barn conversion located in an elevated position above the stunning beach of Mawgan Porth, part of a small courtyard development of uniquely styled properties converted in 2004 by Acorn Developers.

The reverse styled accommodation has three ground floor double bedrooms, one of which has a stylish en-suite shower room as well as a family bathroom with a white suite that includes a bath and shower over. A staircase rises to the first floor and into the open plan lounge/kitchen/dining room.

The comfortable and sizable rectangular shaped accommodation is well planned and full of natural light through a combination of windows and Velux windows. Centrally there is ample space for a dining table and chairs with a half height wall separating the kitchen area that incorporates a newly fitted

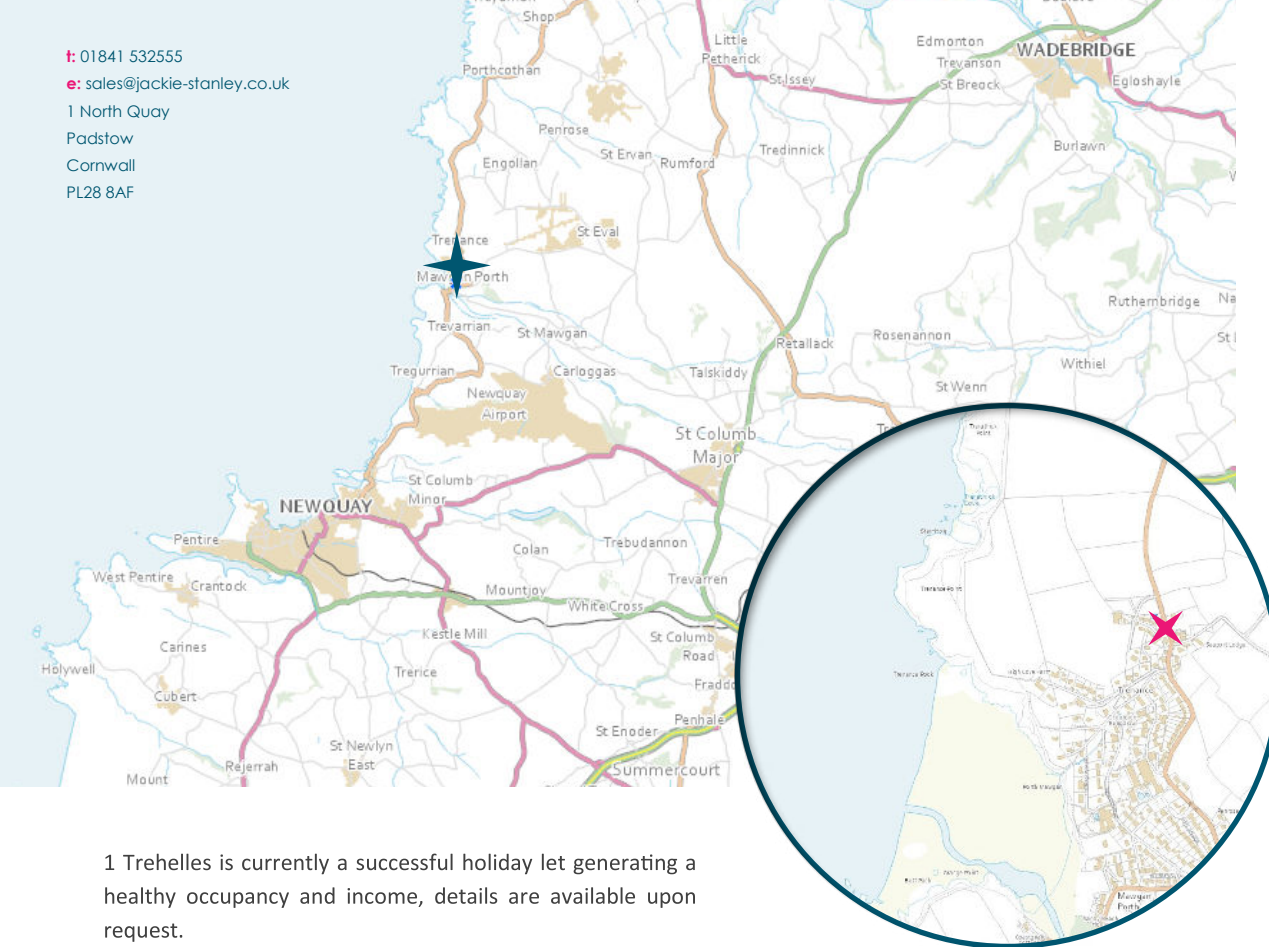
contemporary range of floor and wall cabinets and drawers complemented by a contrasting low profile work surface and tiled splashback. Integral features include a dishwasher, an electric oven and gas hob, composite sink and breakfast bar. The living space is an inviting area and is home to a freestanding wood burning stove and a feature gable end window. Neutral tones flow throughout the property which is beautifully decorated.

The property has bespoke and newly installed wooden double glazed windows and doors and a glimpse of the sea from the south west facing elevation. Outside, the property has its own private rear gravelled courtyard. To the front is a small area belonging to the property, part of the attractive central courtyard communal space. Across the driveway is a carport with covered parking for one vehicle and space for a second. Additionally there is a communal recreational area with some sea views, a great spot for games or BBQ's. Services to the property include mains water, electricity, gas and drainage. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.

1 Trehelles Barns, Mawgan Porth TR8 4BS £630,000 guide



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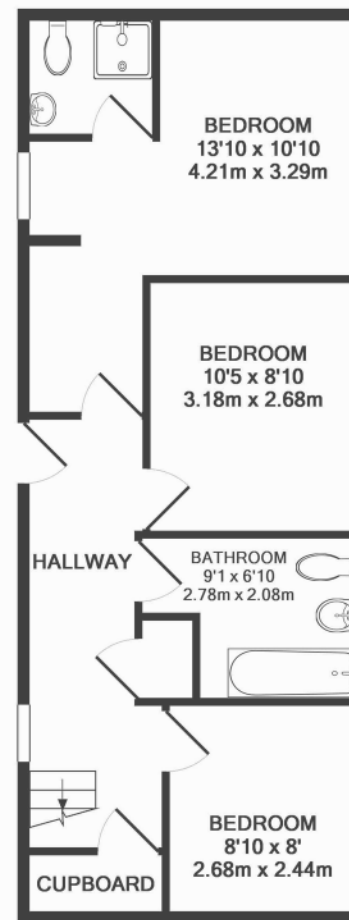


1 Trehelles is currently a successful holiday let generating a healthy occupancy and income, details are available upon request.

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 1 Trehelles, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. As you enter Trenance on the B3276, the entrance to Trehelles Barns can be found along on the left hand side. The postcode for satellite navigation is TR8 4BS. What3words: sulky.ringers.jigsaw



GROUND FLOOR



1ST FLOOR