

# Garden House

ST MAWGAN



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ESTATE AGENTS

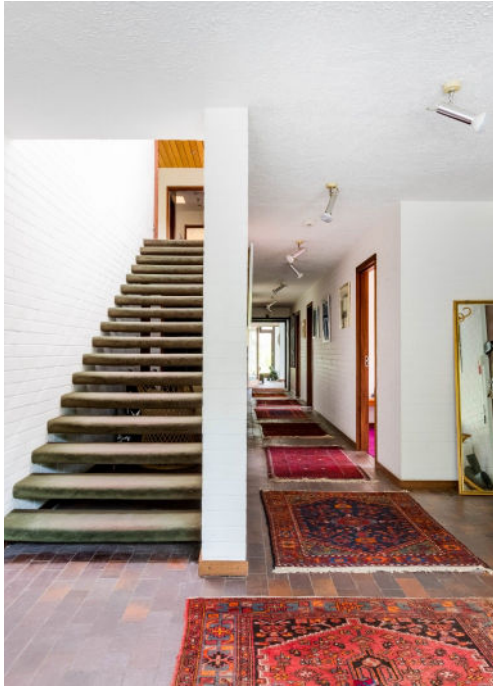


- *Fascinating & Totally Unique Palatial Residence of over 5,000 Square Feet*
- *Six Double Bedrooms with Five En-Suite Bathrooms including Luxurious Master Suite with Sunken Marble Bath*
- *Solar PV Array & Ceiling Heating*
- *Double Garage & Ample Driveway Parking*

- *Exterior & Interior Swimming Pools & Sauna*
- *Beautiful Mature Gardens & Grounds extending to Approximately 1.25 Acres*







Discreetly situated in a wooded valley on the edge of a coveted village is this hidden gem, extravagantly large and a beautiful example of progressive mid 20<sup>th</sup> century modernist architecture.

Garden House stands at impressive 5,000 square feet with approximately 1.25 acres of wonderful mature gardens and grounds cultivated over the last 45 years. There is no doubt that Garden House was a luxurious, cutting edge and opulent residence when conceived and constructed in 1974 and to this day, those unique and fascinating characteristics remain in abundance.

Whilst the beautifully stocked and designed gardens effortlessly enthrall, the views out across the valley and treetops are stunning. The house boasts endless luxury, with two swimming pools, one inside and one out, and a vast amount of luxury materials and finishes expected for a house of this quality.



The front entrance opens into a wide foyer, quarry tiled and naturally lit by the floor to ceiling windows. To the left is an office and spare bedroom with en suite bathroom. This leads to a sauna, solarium and plant room. To the right a door opens into the double garage.

The ground floor boasts four large and beautifully light and airy double bedrooms, three being South front facing, with sliding French doors out to the gardens.

The luxurious en suites have been modernised recently and are wet room/shower rooms. A fourth bedroom is a self-contained studio with a small, fitted kitchenette and ensuite bathroom. Its



window looks on to the interior swimming pool. This is where the long hall arrives at a garden room with a beautiful L shaped blue tiled pool. An external door opens to the garden and external pool terrace.

Stairs ascend from the entrance hall to the first floor, where a truly impressive lounge area shows to its fullest the potential for space and light. There is access onto an impressive continuous external balcony that wraps around the whole house.

The first floor is where the influence of Scandinavian design is most evident, combined with high quality materials. The T shaped living room has a wood burner, with large wood recessed wood store as a feature.

The master bedroom is off the living room, through a short corridor, with an en-suite shower room and spacious fitted wardrobes and shelving systems. Inbuilt storage is a feature throughout the house, in hallways and bedrooms.

A fantastic sunken marble bath is a welcome surprise, as well as the vast expanse of windows and sliding doors to the rear and the front of the house.

## Garden House, St Mawgan, TR8 4EU

£1,300,000 guide





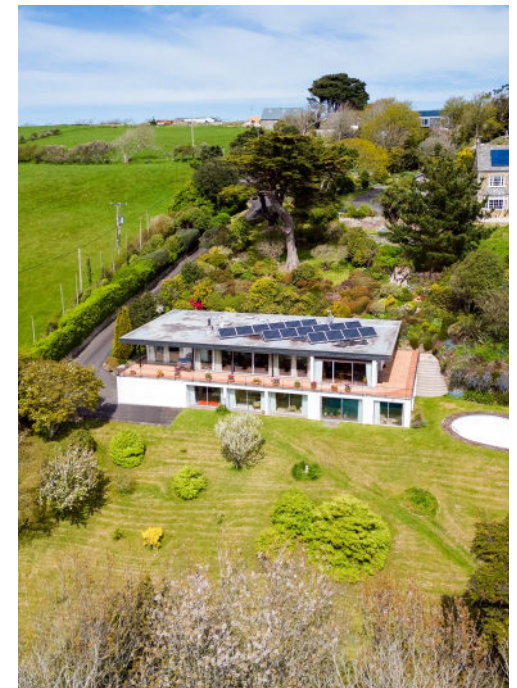
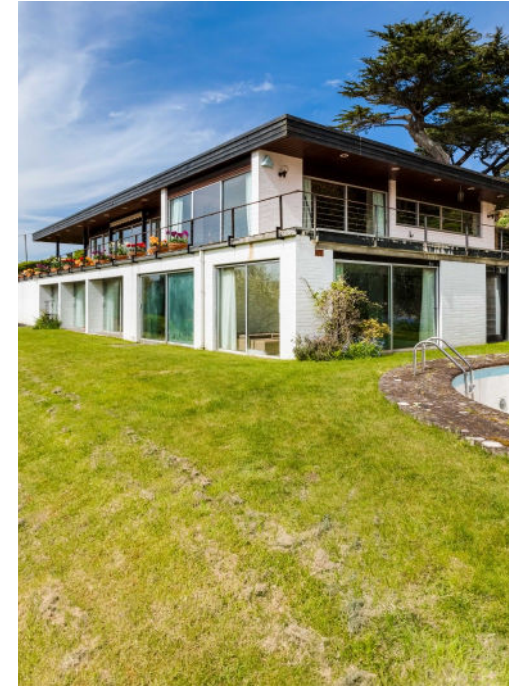
A dining room extends along the front aspect. It also opens to the side onto the continuous balcony. With plenty of room for a large table this is a generous space which flows into the kitchen.

The kitchen is fitted with a full height, shelved, dry larder and plentiful cupboards under teak and slate worktops with two ovens and two hobs and an extractor hood.

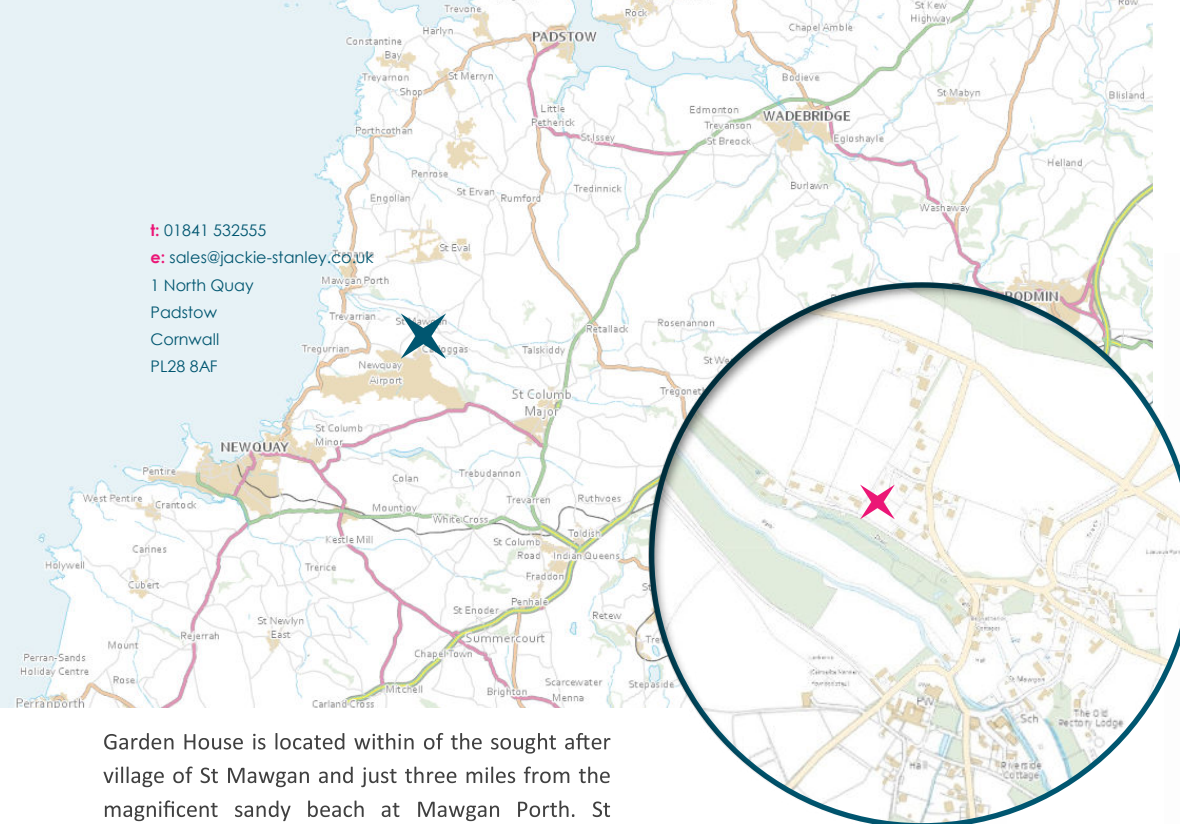
A rear hall leads to the cold store, a walk-in refrigerated cold store. Opposite this is another deep storage cupboard and the laundry area in the rear lobby beside the back door and path to the garden.

Over a period of approximately 45 years, the current vendors have cultivated the 1.25 acres of garden to create a haven of spectacular beauty and maturity. The upper garden level is quite steeply terraced alongside the drive which descends to the house. A large front lawn creates space for views over the lower garden which drifts down to the wooded lane and beyond. The second swimming pool is at the south-eastern corner of the front garden. A set of attractive granite steps leads to the rear balcony and network of paths up through the higher terraces. At the top of the drive is a useful garage and garden tool store.

Services to the property include mains water, electricity and drainage with an oil fired central heating system. Solar PV array provides a feed in tariff. EPC rating D. Council tax band G. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile connectivity.





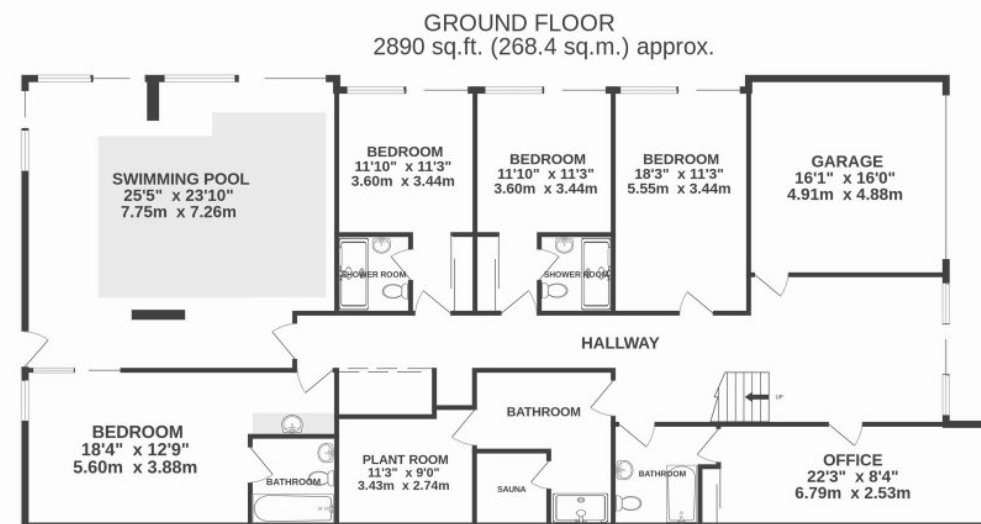


Garden House is located within of the sought after village of St Mawgan and just three miles from the magnificent sandy beach at Mawgan Porth. St Mawgan, a beautiful picture box perfect village, has a post office, stores, the very popular Falcon Inn, a village green and a beautiful 13<sup>th</sup> Century church as well as a well regarded primary school. 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.

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 being within easy reach.

To find Garden House, head east or west on the A39 and turn off the St Columb roundabout at signs to Newquay and St Mawgan. Follow to A3059 towards Newquay passing Mole Valley Farmers along the way. After the Gulf petrol station, turn right at signs for Watergate Bay and St Mawgan. Follow this road towards Newquay airport and then turn right at the signpost for St Mawgan. Follow the road all the way down the hill and into the village. Pass the church and head over the bridge. Continue up the hill for approximately 1/3 of a mile before turning into the driveway on the left signposted to Garden House just after the white cottage. The postcode for satellite navigation is TR8 4EU. What3words: suspend.validated.slicing

*“Extravagantly large and a beautiful example of progressive mid 20<sup>th</sup> century modernist architecture”*



TOTAL FLOOR AREA : 4874 sq.ft. (452.8 sq.m.) approx.