



Tresaldon

MAWGAN PORTH



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ESTATE AGENTS



- **Refurbished & Modernised Detached House Elevated above the Golden Sands of Mawgan Porth**
- **Outstanding Far Reaching Ocean Views**
- **Four Genuine Double Bedrooms with Four Contemporary Bathrooms**
- **Contemporary Fully Equipped Kitchen**
- **1,950 Square Feet of Versatile Accommodation**
- **Large Private Gardens Extending to Approximately 0.23 Acres & Ocean View Terraces**
- **Integral Garage & Abundance of Driveway Parking**
- **Currently a Successful Holiday Let & Perfect Family Home**



Situated in a prominent and elevated position high above the magnificent golden sands and dramatic cliffs of Mawgan Porth is this generously proportioned and recently refurbished coastal residence designed to take full advantage of the far reaching ocean views. Witness the tide crashing in on the wide expanse of beach below, all from the privacy of this magnificently elevated locale.

Tresaldon can be found on a quiet private lane, brilliantly positioned for easy access to both the beach, the rugged South West coast path and the revered Bedruthan & Scarlet Hotels with their first class spa and recreational facilities.

Once inside, the full height glass doors either end of the open plan social space flood the house with natural light and set the scene. The heart of the house is split level offering a unique layout with both a fantastic sea view and immediate access to the large gardens at the rear. The bespoke spiral staircase is an eye catching feature. The kitchen is sleek, contemporary and fully integrated with a stone work surfaces, eye level oven and microwave, gas hob, fridge/freezer and dishwasher. There is a separate utility room for white goods and even a sunroom at the rear. Additionally, the ground floor incorporates a study, modern family bathroom, integral garage, a twin bedroom and beautiful double bedroom with stylish en-suite shower room, patio doors to a private decked terrace and a wonderful ocean vista. The bespoke spiral staircase ascends to the first floor where one will find two further double bedrooms, another an en-suite shower room and a further shower room which completes the accommodation.

Tresaldon is positioned centrally within a generous plot of approximately 0.23 acres. From the kitchen, slide back the doors to the rear of the house to the large private terrace complete with built in bench seating and BBQ area – perfect for al fresco dining. Steps from the rear terrace lead up to a large enclosed lawn with established hedge boundaries and views of the sea.

Tresaldon, Mawgan Porth, TR8 4DA

£1,800,000 guide



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To the front are two decked terraces, one from the master bedroom and the other from the living space. The north coast sunsets are hard to beat from this elevated position providing a wide ranging outlook to the coastal headland and across the ocean. There is ample driveway parking for several vehicles, a further lawn and stone wall boundaries. Services to Tresaldon include mains gas, water, electricity and drainage. EPC rating D. Council tax band deleted. Ofcom suggest standard broadband availability. Ofcom suggest 5G mobile connectivity.

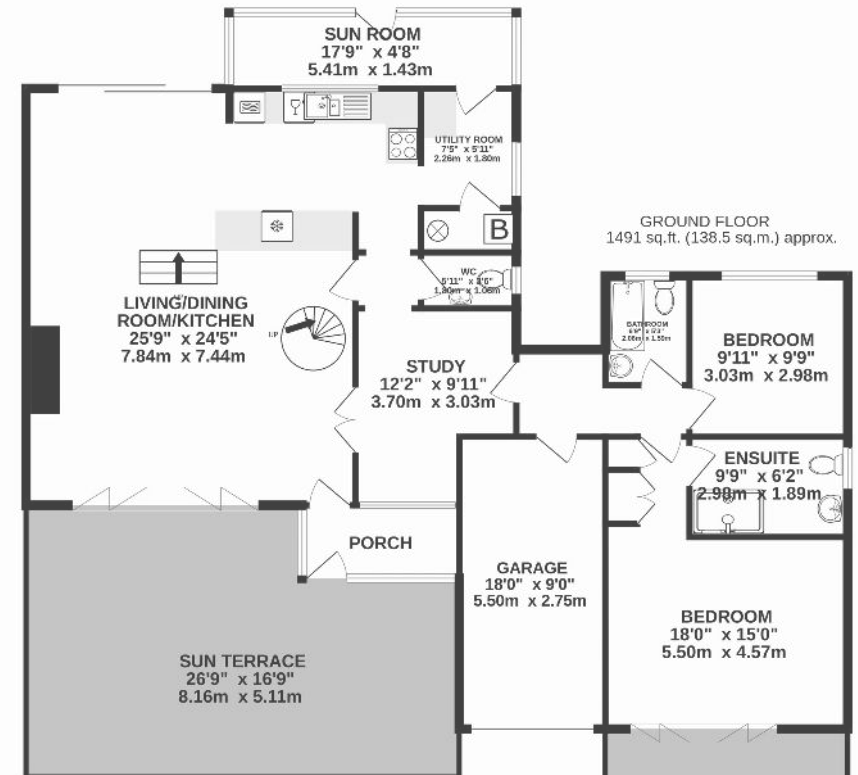
Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotels.

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 Tresaldon, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the hamlet of Trenance, turn right at the telephone box and postbox. Drive down the lane towards the beach for approximately 100 yards and then take the next lane on the left. Tresaldon can be found a further 200 yards along on the left hand side. The postcode for satellite navigation is TR8 4DA. What3words: motorist.verve.miles

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TOTAL FLOOR AREA : 1950 sq.ft. (181.1 sq.m.) approx.

