

Trelyn
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**
- **Coastal Views with a Glimpse of the Sea**
- **Four Bedroom Detached House**
- **In Need of Renovation or Redevelopment**
- **Detached Garage & Driveway Parking**
- **Large Gardens with a Potential Building Plot Subject to Planning Permission**



Situated in a pretty coastal hamlet above the truly majestic stretch of golden sand that is Mawgan Porth is Trelyn, a four bedroom detached house with a huge amount of potential.

Trelyn has been in the same family for a generation and sits in a generous plot with large gardens and a detached garage. The gardens to the side have a great potential for a building plot, subject to a successful planning application.

The accommodation briefly comprises a ground floor of two double bedrooms, separate living room, kitchen with a solid fuel Rayburn, main bathroom and porch/utility room. The first floor has two further double bedrooms, shower room and second kitchen facility.



The property does require a full scheme of refurbishment and modernisation or indeed could be considered for complete redevelopment, subject to planning permission.

Heading outside there is a detached garage with up and over door and driveway with off road parking for at least two vehicles. To the side is a large area of lawn. The garden continues to the rear of the building where the far reaching coastal views and glimpse of the ocean really come into their own. Services to the property include mains water, electricity and drainage. EPC rating G. Council tax band D. Ofcom suggest standard broadband availability. Ofcom suggest 5G mobile connectivity.

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



Trelyn, Trenance, Mawgan Porth, TR8 4BY £775,000 guide



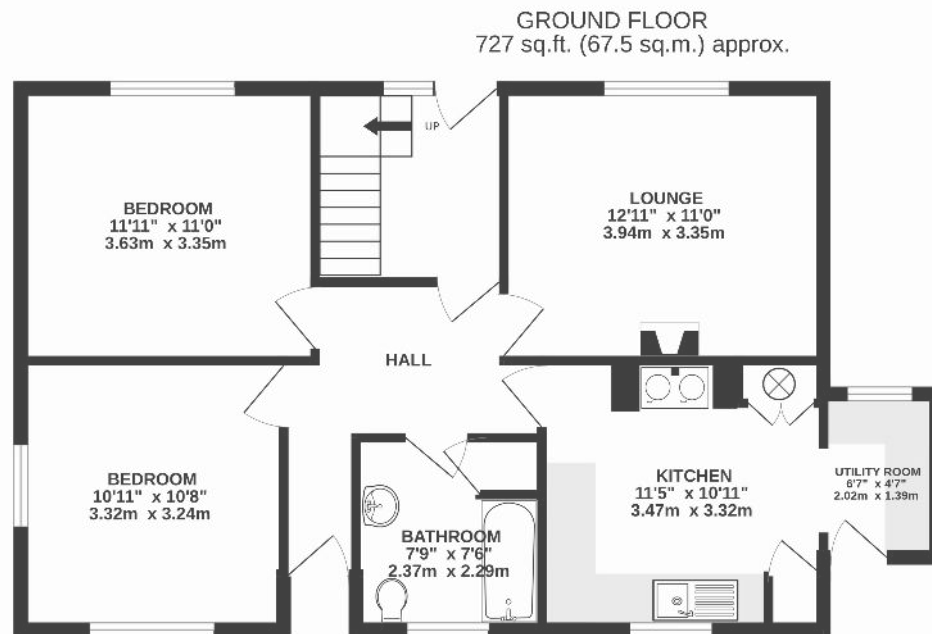
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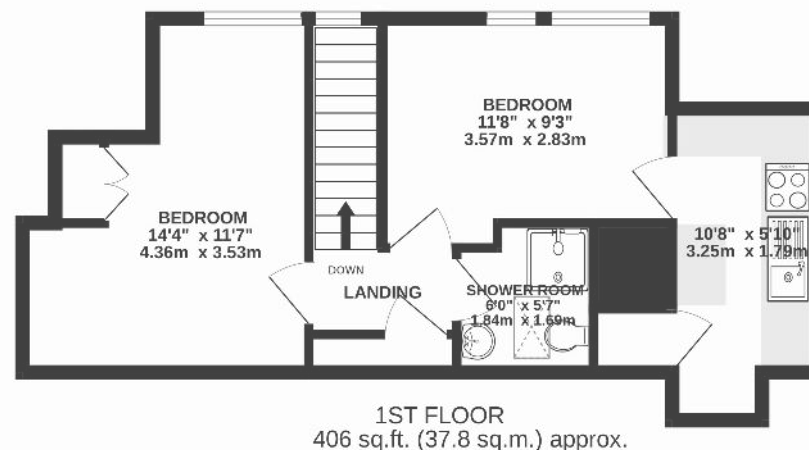
are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps, both within easy reach.

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 Trelyn, 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, take the first turning on the right and Trelyn is the first property on the left hand side. The postcode for satellite navigation is TR8 4BY. What3words: hypocrite.horn.primary



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.



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