

Arundell
MAWGAN PORTH



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ESTATE AGENTS





- **Contemporary Detached House Elevated above the Golden Sands of Mawgan Porth**
- **Quiet Residential Cul-De-Sac**
- **Outstanding Far Reaching Ocean Views**
- **Three Large Double Bedrooms each with Contemporary En-Suite**
- **High Specification Fully Equipped Kitchen**
- **Over 2,740 Square Feet of Modern Accommodation**
- **Landscaped Gardens & Private Terraces**
- **Abundance of Driveway Parking & Detached Workshop**



Arundell is a contemporary three double bedroom detached house elevated just above the magnificent beach of Mawgan Porth, one of the most sought after bays on the rugged North Coast of Cornwall.

Built by the current owners in 2014, Arundell is situated in a quiet residential cul-de sac with far reaching views of the ocean, dramatic cliffs and beautiful coastline beyond.

The accommodation on offer is substantial, exceeding 2,740 square feet, and is beautifully presented and maintained throughout. The property is entered via a porch and then frosted glass door to the large hallway with Travertine tiled floor. The south facing living room benefits from large windows with fitted shutters and a contemporary circular wood burning stove. The enormous kitchen/dining/family room stands at

over 500 square feet along with a continuation of the travertine tiled floor and bi fold doors leading onto the sun terrace and garden.

The abundant fully fitted modern kitchen is equipped with Miele appliances, an Aga, a wine fridge, hot tap and central granite topped island. An extra high ceiling in this double aspect room allows for a huge amount of natural light. From the kitchen is a large utility room with access door to the garden and plumbing for a washing machine and tumble dryer. From here is the integral garage with electric up and over door.

The ground floor is also home to the large principal bedroom complete with patio doors onto the rear terrace. There are fitted wardrobes and a fully tiled en-suite bathroom with a contemporary suite, bath and freestanding glass shower enclosure. There is also a large laundry cupboard housing the gas fired boiler, hot water tank and underfloor heating manifolds and a cloakroom.

Glass and oak stairs ascend to the first floor where there are two additional double bedrooms, each with a modern en-suite shower room and built in wardrobes. The front bedroom has a fantastic view of the beach and expanse of coastal headland.

Arundell, Mawgan Porth, TR8 4DW

£1,250,000 guide



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The rear garden is made up of a large sun terrace which stretches across the width of the property, perfect for alfresco dining. The combination of granite, slate and white painted render give the landscaping a clean, contemporary edge. To one side is the detached workshop which has power, light and ample storage space. Raised planted borders precede the lawned garden with a timber garden shed and fenced boundaries.

The front garden is terraced with some artificial grass and planted borders designed for low maintenance living. There is a block paved driveway on each side of the property with parking for five vehicles. Services to Arundell include mains gas, water, electricity and drainage with solar water heating. EPC rating B. council tax band F. Ofcom suggest superfast broadband availability. Ofcom suggest 4G 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 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 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 Arundell, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Turn right into Gwel-An-Mor and follow round to the left hand side. Arundell can be found along on the left hand side. The postcode for satellite navigation is TR8 4DW. What3words: tooth.chosen.slurs

