



The Lookout

MAWGAN PORTH



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ESTATE AGENTS



- **Contemporary & Characterful Three Storey Coastal Home**
- **Superbly Elevated Position Above the Beach at Mawgan Porth**
- **Stunning Views of the Surf below & Ocean Beyond**
- **Four Double Bedrooms with Three Stylish En-Suite Bathrooms**
- **Open Plan Living Accommodation Featuring a Large Glass Fronted Sea View Terrace**
- **Cedar Clad Hot Tub, Wood Burning Stove & Covered Parking Area for Two Vehicles**
- **Two Driveway Parking Spaces & Enclosed Low Maintenance Rear Garden with Hot Tub**
- **Currently a Holiday Letting History Generating a Substantial Income**

Perched above Mawgan Porth's ever-changing tides, The Lookout is a contemporary yet characterful and most certainly a luxurious coastal home with a stunning ocean backdrop. The Lookout combines elegant interiors with quirky finishing touches, occupying a commanding presence over the beach below and across the Atlantic ocean beyond, not to mention an impressive panoramic aspect of the whole of Mawgan Porth.

This substantial four double bedroom/three storey building exudes style and elegance throughout, successfully combining characterful originality and uniquely conceived architectural design.

The Lookout's open plan living area is the pinnacle of the property, home to a two sided inset wood burner, exposed stonework and an expanse of bi-folding doors leading to the large sea view terrace. Meanwhile, a dedicated cosy snug provides a breakout room with its own wood burning stove.

The kitchen/dining room is a bright contemporary space with modern cabinetry, stone work surfaces and integrated appliances. Furthermore, there is a separate utility room and handy cloakroom.

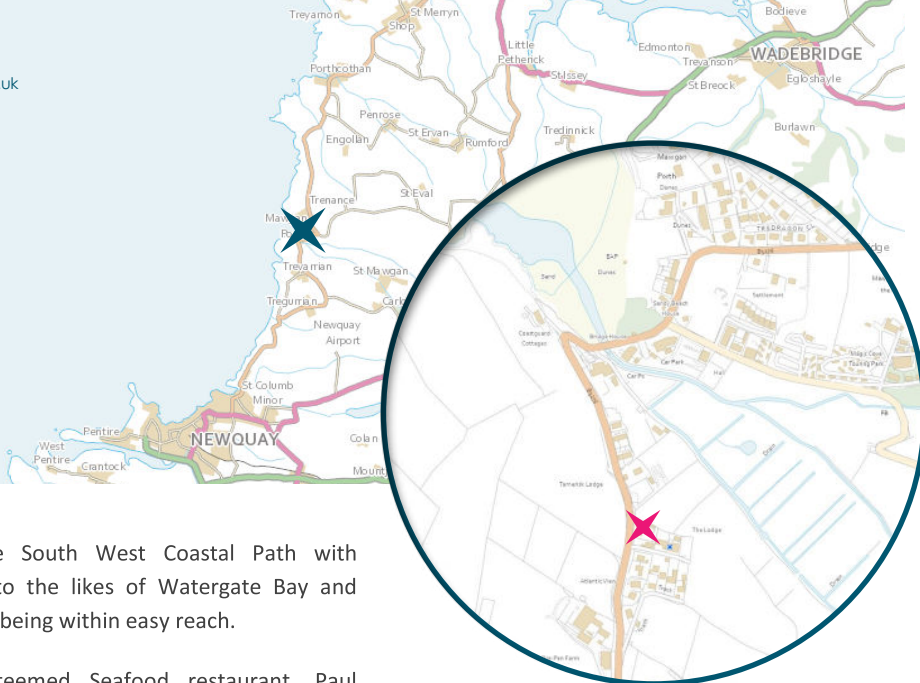
With stunning vistas across Mawgan Porth headland and the surrounding countryside, the first bedroom on the first floor opens onto a private wraparound deck. This beautiful resting place also includes a stylish en-suite shower room and built-in wardrobe. The playful bunk room is adjacent with built-in bunks and wardrobe. Bedroom three features lofty ceilings and unique Aztec detailing, creating a feeling of character and space. On either side of the bed are an en-suite shower room and walk-in wardrobe. The first floor is complete with the family bathroom which overlooks gently rolling fields as far as the eye can see. A freestanding rolltop bath commands the space, while bold pendent lighting and geometric tiles underfoot bring style and personality in abundance.

Nestled beneath sloping eaves, the master bedroom takes the penthouse position on the second floor. This luxurious space again provides a walk-in wardrobe and en-suite shower room with funky tiling.



The Lookout, Mawgan Porth, TR8 4AL
£2,200,000 guide

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wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps 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 minutes drive away with routes into London Paddington.

To find The Lookout, leave Newquay Airport and turn left heading west towards Newquay. Follow this road to the T junction at the end of the road and turn right onto the B3276, continuing through Trevarrian. As you head down the hill into Mawgan Porth, The Lookout can be found along on the right hand side. The postcode for satellite navigation is TR8 4AL. What3words: stint.weds.pronouns

With a sea-view terrace to the front and an elevated lawn to the side of the house, there's plenty of outdoor space to enjoy. Peel back the bi-folding doors, take a seat at the dining table on the terrace or indulge in the cedar clad hot tub. Wash away a day at the beach using the handy outdoor shower in the courtyard at the front of the house. The undercover parking bays provide enough space to park two vehicles while a log store has space enough for an abundance of logs to feed the wood burners. Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council Tax Band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 4G mobile coverage.

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 & Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the

