



2 Ocean View
TREVARRIAN



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ESTATE AGENTS



- ***Elevated Position with Lovely far Reaching Coastal Views***
- ***Tranquil Coastal Hamlet on the Outskirts of Sought After Mawgan Porth & Desirable Watergate Bay***
- ***Three Double Bedrooms & Three Bathrooms including Master En-Suite***
- ***Sea & country Views***
- ***Two Wood Burning Stoves & a Fully Equipped Kitchen***
- ***Fully Enclosed Large Lawned Garden & Ample Driveway Parking***
- ***Currently a Successful 4 Star Holiday Letting Business***

2 Ocean View is situated in an elevated position within the pretty coastal hamlet of Trevarrian, between desirable Watergate Bay and highly sought after Mawgan Porth.

As the accompanying floorplan illustrates, the accommodation comprises three double bedrooms and a modern family bathroom with stylish tiling on the first floor. One of the bedrooms has a distant sea view.

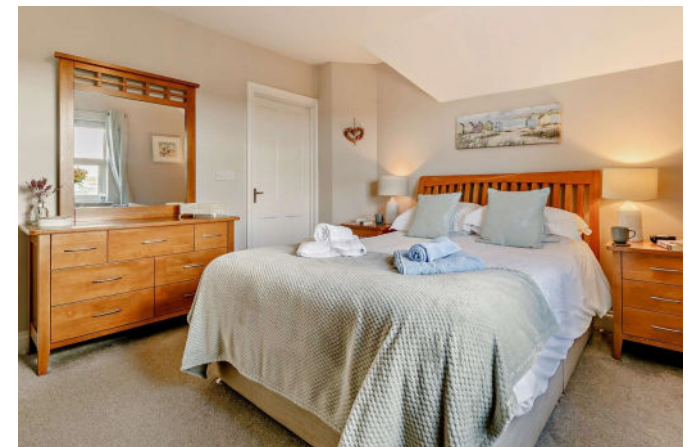
Approaching the main entrance across the low maintenance tarmac and gravelled frontage, double glazed sliding doors open into the tile floored porch, with underfloor heating, which, in turn, leads through to the inner hallway. To the right is the living room, a well-proportioned front-facing room with wood flooring and a feature fireplace with

log burning stove in one corner. A second door from the hallway takes you through to the kitchen/dining room, an L shaped room with countryside views to the rear and attractive slate flooring. The dining area is bright and spacious with a large window and plenty of space for a dining table and chairs. The recessed fireplace with its log burning stove set on a slate hearth presents a homely focal point. Through to the galley style kitchen, you will find a modern range of floor and wall cabinets and drawers, composite sink, dishwasher and extractor hood. There is space for a freestanding fridge-freezer, electric oven/hob and space and plumbing for a washing machine. The Worcester central heating boiler is also housed here and a Velux window adds further light. A double glazed door leads to the rear garden. The ground floor accommodation is completed by a generously proportioned, dual aspect double bedroom and a shower room with low level WC, pedestal basin and shower enclosure.

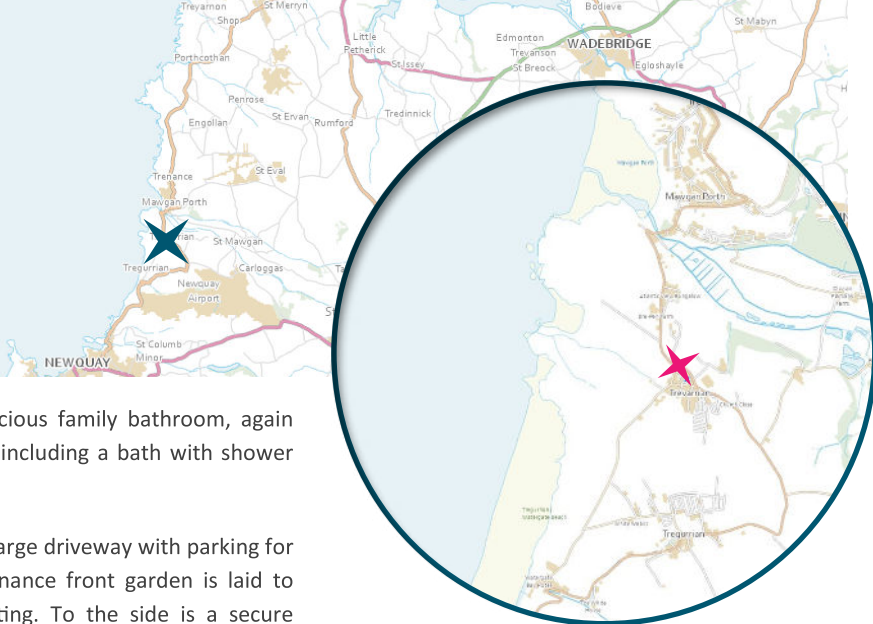
Stairs lead to the first floor landing with an array of built in storage cupboards and distant views across the countryside to the sea. Both double bedrooms on this floor are well proportioned, the slightly larger main bedroom enjoys a fully tiled en-suite shower room with a modern white suite, shower enclosure and window to the rear. The second bedroom has a pleasant dual

2 Ocean View, Trevarrian, TR8 4AJ

£495,000 guide



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aspect with views to the sea. A spacious family bathroom, again fully tiled, has a modern white suite including a bath with shower over and window to the rear.

A five bar wooden gate opens to the large driveway with parking for several vehicles and the low maintenance front garden is laid to gravel with selective specimen planting. To the side is a secure fence and gate to the rear garden which is laid mainly to lawn and adjoins open countryside to the rear. The block paved seating area provides the perfect spot to enjoy far reaching views across the countryside to the sea in the distance.

Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band deleted. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Just half a mile distant is Mawgan Porth, 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 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 in upmarket Padstow.

The small peaceful hamlet of Trevarrian lies just under a mile from the vast golden sandy beach at Watergate Bay, a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the Travelers Rest, a beautiful Cornish village pub in Trevarrian itself. Well situated for ease of transport, Trevarrian is less than a 15 minute drive from the main A30 and just 2 minutes away from Newquay Airport with its domestic and international flight services. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions meaning the atmosphere in the small beach community is one of great energy and excitement.

To find 2 Ocean View, from Newquay airport head West. At the first T junction, turn right onto the B3276 signposted to Mawgan Porth and follow for approximately 0.6 miles. Pass the Travelers Rest Public House and continue round the bend. 2 Ocean View can be found along on the right hand side, opposite the turning to Watergate Bay. The postcode for satellite navigation is TR8 4AJ. What3words: snapper.lollipop.combos

