

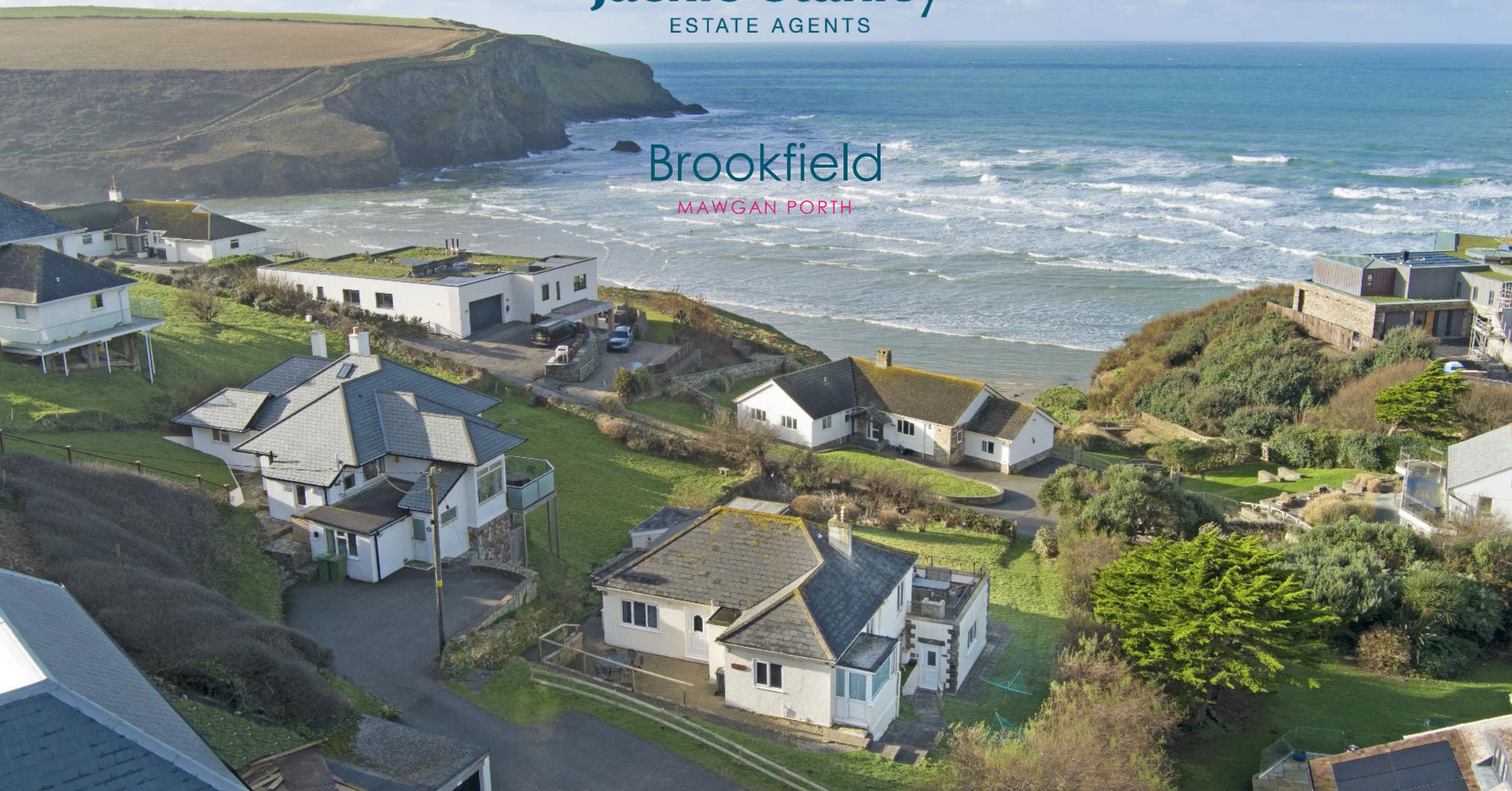


Jackie Stanley

ESTATE AGENTS

Brookfield

MAWGAN PORTH



- *Private Position within Sought After Mawgan Porth*
- *Wonderful Views of the Beach & Ocean Beyond*
- *Magnificent Full Width Balcony with Outstanding Views of the Sand & Surf*
- *Three Storeys of Versatile Accommodation*
- *Six Bedrooms/Four Bathrooms*
- *Great Sea Views from all Living Spaces*
- *Generous Curtilage of Approximately 0.25 Acres & Detached Garage*
- *Moments from South West Coast Path & Beach Below*





Situated on the rugged North coast of Cornwall within the highly desirable coastal hotspot of Mawgan Porth, sits Brookfield. On the market for the first time in 25 years, Brookfield is a substantial three storey detached property with a gardens and grounds extending to approximately 0.25 acres.

Brookfield showcases wonderful far reaching ocean views, the headland and the beach below with the sand and surf just seconds away.

Brookfield comprises two interconnecting properties, Brookfield on the two upper floors and Atlantic View on the lower ground floor. This arrangement allows for versatile living arrangements either together or separately.

The ground floor of Brookfield comprises a full width balcony that stretches across the width of the house, providing wonderful far reaching views of the ocean. The accommodation then extends to a conservatory, kitchen, lounge, two bedrooms including an en-suite, family bathroom and cloakroom. The first floor is home to a large double bedroom.

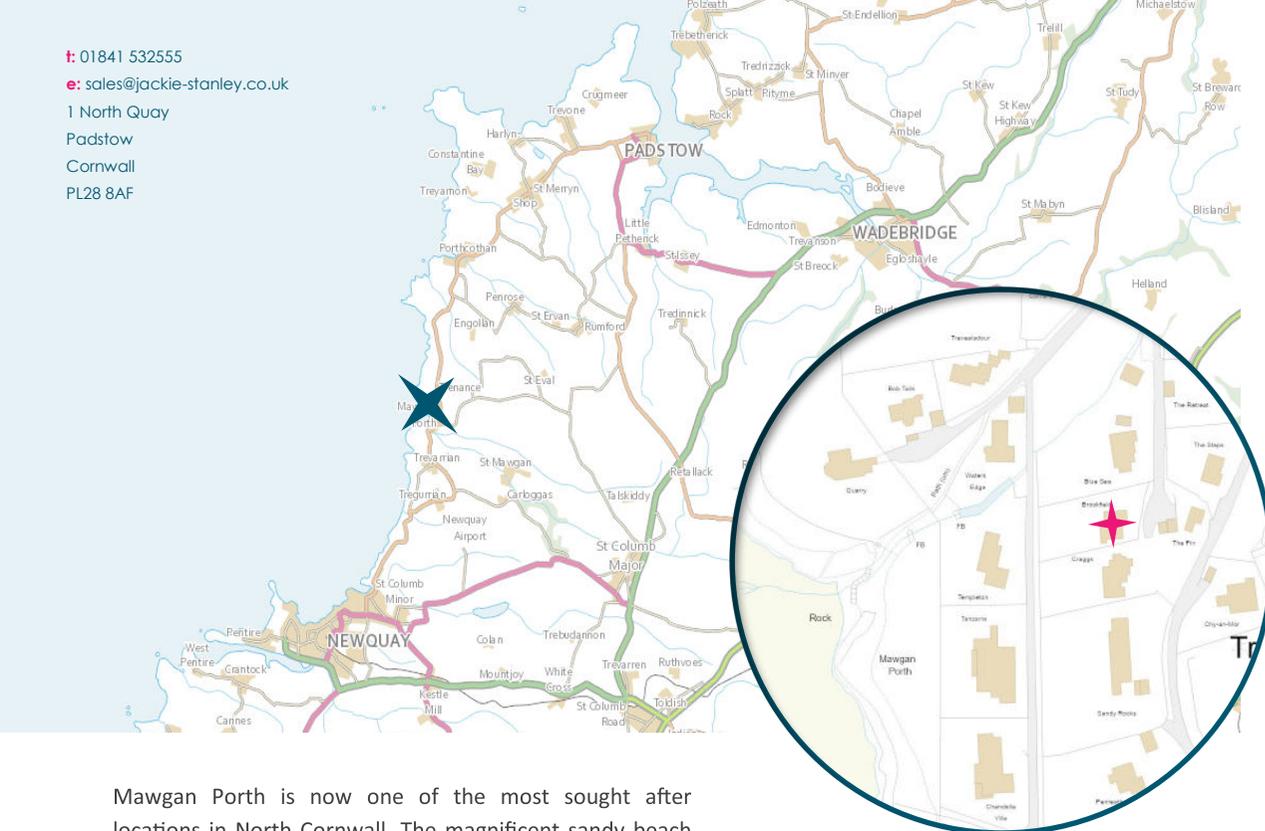
The lower ground floor, aka Atlantic View, has its own entrance porch and interconnecting staircase to Brookfield. The accommodation here includes a large lounge, kitchen, bathroom and three bedroom with an en-suite shower room.

The gardens and grounds of Brookfield extend to approximately 0.25 acres, the majority of which is mainly laid to lawn with extensive Cornish stone hedging boundaries. A large patio/terrace stretches across the width of the property and provides a beautiful private spot from which to enjoy the ocean views. At the top of the gently sloping plot is off road parking and, separately, a single garage. Services to Brookfield include mains electricity, water, gas and drainage. EPC rating D. Council tax band deleted. Ofcom suggest superfast broadband is available. Ofcom suggest 4G data availability.



Brookfield, Mawgan Porth, TR8 4DD
£1,900,000 guide

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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.

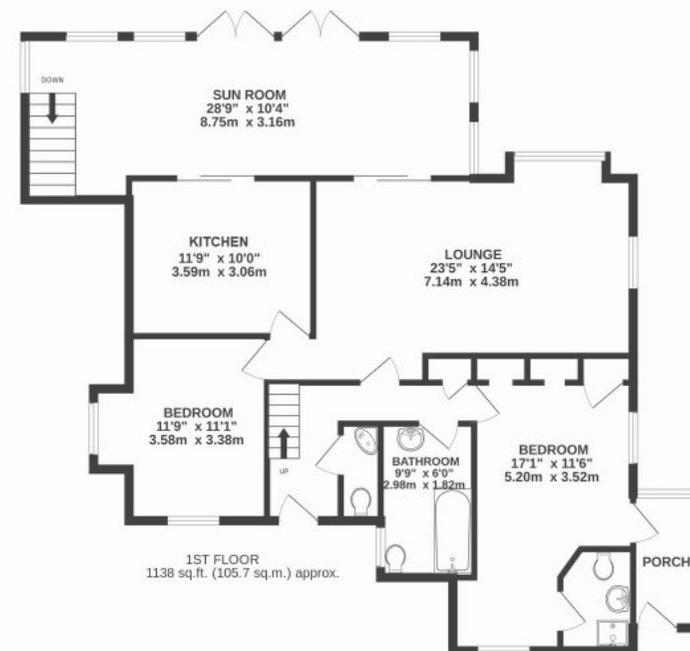
The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps being within 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 with the revered Championship Golf Course at Trevoese even closer. 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.

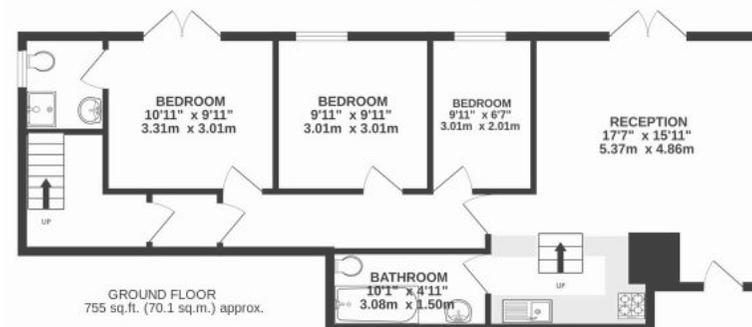
To find Brookfield, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the hamlet of Trenance, turn right at the telephone box and postbox. Drive down the lane towards the beach and just before the end of the lane, turn left and Brookfield can be found along on the left hand side. The postcode for satellite navigation is TR8 4DD. What3words: lavender.lamppost.backhand



2ND FLOOR
 355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 2248 sq.ft. (208.8 sq.m.) approx.



GROUND FLOOR
 755 sq.ft. (70.1 sq.m.) approx.

