

Seascape
NR WATERGATE BAY



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ESTATE AGENTS



- **Handsome & Substantial Detached Georgian Residence**
- **Far Reaching Views to the Sea & Coastline**
- **Five Bedrooms/Three En-Suite Bathrooms**
- **Three Individual Reception Rooms**
- **Original Character Throughout the 1,985 Square Feet**
- **Large Enclosed Lawned Gardens & Grounds Extending to 0.25 Acres**
- **Detached Double Garage with Planning Permission & Ample Driveway Parking**
- **Walking Distance to the Incredible Beach at Watergate Bay**



Standing handsome, proud and fabulously situated within a small peaceful hamlet just half a mile above the golden sands of Watergate Bay is Seascape, a gorgeous and completely refurbished five bedroom detached Georgian residence full of original character with a modern style and panache. This substantial property stands prominently within the hamlet of Tregurrian offering far reaching westerly views encompassing a swathe of North Cornish coastline and out to sea.

Seascape has been the subject of an all encompassing top down renovation to create a truly special residence – one that would equally serve as a permanent family home or indeed as a characterful holiday home with excellent income potential. From

the gorgeous exposed stonework in the three light and bright reception rooms to the contemporary kitchen, the heritage style UPVC windows to the five tranquil double bedrooms and three contemporary en-suite shower rooms – Seascape retains an arresting Georgian narrative, sympathetically combined with a subtle modern influence. Further noteworthy features include a cast iron wood burning stove, a Belling gas Range style cooker, a separate utility room, cloakroom, family bathroom, inviting reception porch/conservatory some slate floors and beamed ceilings.

The handsome stone façade of Seascape is approached via an impressively large gravelled driveway which offers off road parking for at least five vehicles. Original stone walls around the curtilage and provide privacy and security whilst the same stone has been used to face the hugely advantageous detached double garage. The rear garden is mainly laid to lawn, completely enclosed and private while the paved patio to one side provides a great space for al fresco dining. Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band E. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

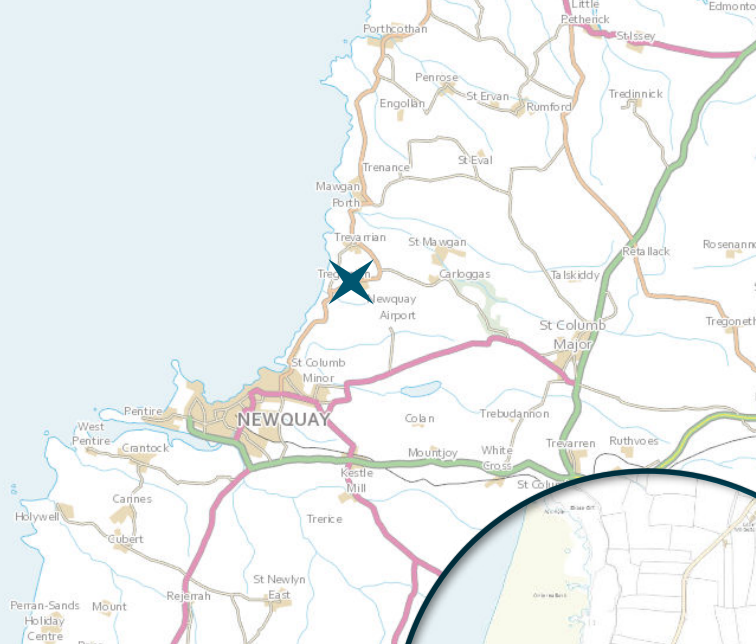
In October 2022, planning permission was granted for the conversion of the detached double garage into one bedroom holiday rental accommodation which adds another appealing dimension to this already attractive property.

The pretty and peaceful hamlet of Tregurrian lies just over half a mile from the vast golden sandy beach at Watergate Bay, a leading venue for beach sports, events, dog walkers and a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the beautiful Cornish village pub at nearby Trevarrian. Watergate Bay is an extremely sought after beach location,

**Seascape, Tregurrian, Nr
Watergate Bay, TR8 4AD**
£995,000 guide



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with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

Just two miles north along the coast 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 Scarlett & Bedruthan Hotel. The bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. 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 along the very scenic coast road. Well situated for ease of transport, Tregurrian is less than a 15 minute drive off the main A30 and just 5 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is a approximately a 30 minutes drive away.

To find Seascope, from Padstow follow the B3276 towards Newquay for approximately 10 miles, passing through St Merryn, Porthcothan, Mawgan Porth and Tregarrian. As you enter the hamlet of Tregurrian, pass the Watergate Touring Park on the right hand side. As the road bends round to the left, Seascope can be found immediately on the left hand side. The postcode for satellite navigation is TR8 4AD. What3words: welcome.blurs.savings

