

Sunnyside

MAWGAN PORTH



Jackie Stanley

ESTATE AGENTS





- ***Elevated Position above the Golden Sands of Mawgan Porth***
- ***Far Reaching Coastal & Sea Views***
- ***Four Double Bedrooms with Two Bathrooms***
- ***2,550 Square Feet of Beautifully Decorated Accommodation***
- ***Large Gardens & Grounds Extending to Approximately 0.25 Acres***
- ***Detached Garage & Off Road Driveway Parking***
- ***Great Scope for Modernisation or Redevelopment***
- ***Positioned on the Sought After Trenance side of Mawgan Porth***



Situated in an elevated position overlooking the magnificent golden sands and dramatic cliffs of Mawgan Porth is Sunnyside, a detached dormer bungalow with far reaching sea views and a generous curtilage of approximately 0.25 acres.

The property welcomes its guests in through the front door, which showcases the most beautiful views across Mawgan Porth and the beach below.

The lounge is character filled, and flows through into two large double bedrooms, a family bathroom and the kitchen diner with an attached porch/utility area. Stairs to the first floor are also located within the lounge area, where there are two further bedrooms and a bathroom, the views from this level are also stunning.

There are two access points into the garden via the kitchen area, where a beautifully sheltered and private side courtyard area and further access to the front of the property await. Heading up to the enviable elevated garden spaces, the views from this top section of garden are beautiful and encompass all that beachside living offers. The detached garage for the property is located at road level with a path leading up to the property itself. The welcoming and comfortable feel Sunnyside lends itself to either a comfortable permanent residence, or a wonderfully located holiday home.

Sunnyside is brilliantly positioned for easy access to both the beach and the rugged South West coast path and we at Jackie Stanley highly recommend a visit at ones earliest opportunity.

Services to Sunnyside include mains water, electricity and drainage with LPG central heating. EPC rating F. Council tax band B. Ofcom suggest standard broadband availability. Ofcom suggest 5G mobile connectivity.

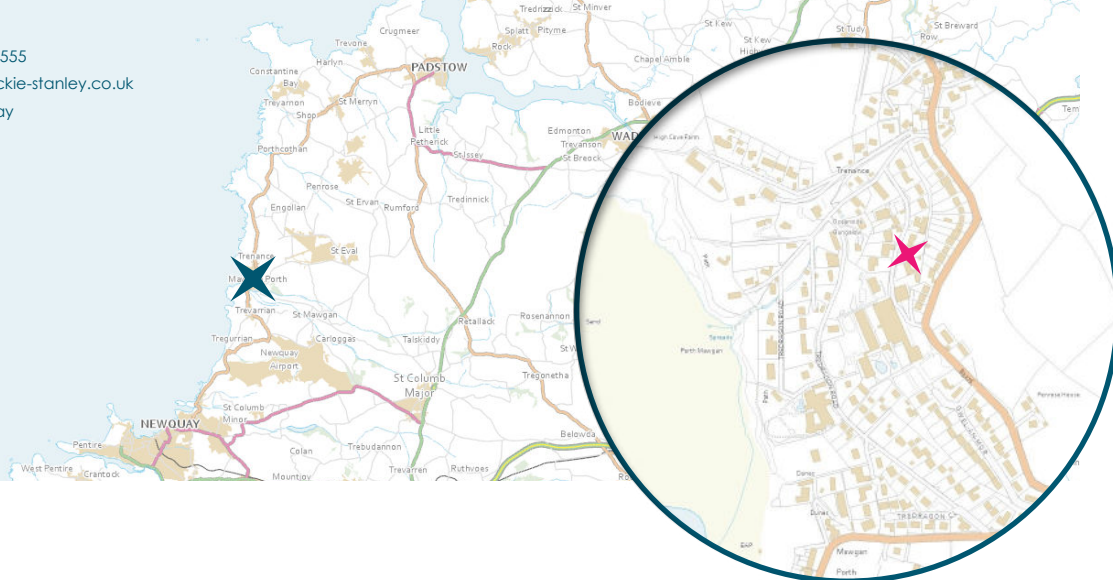
Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks.

## Sunnyside, Mawgan Porth, TR8 4BZ

£1,150,000 guide



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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 Hotels.

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 Sunnyside, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the Trenance side of Mawgan Porth, turn right at the telephone box and postbox and then immediately right again into the private road. Follow the private road down and round the bend where Sunnyside will be found along on the right hand side. The postcode for satellite navigation is TR8 4BZ. What3words: tangling.betrayed.bumpy

