

Venton Vean

NR MAWGAN PORTH



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ESTATE AGENTS



- **Detached Bungalow on Large Plot**
- **Beautiful Outlook over the Menalhyl Valley & River**
- **Three Bedrooms & Family Bathroom**
- **Living Room, Fitted Kitchen & Utility Room**
- **Large Gardens & Grounds**
- **Detached Garage & Ample Driveway Parking**
- **Huge Potential for Renovation or Redevelopment**
- **Within a mile of Revered Mawgan Porth & Charming St Mawgan**

Perfectly positioned between the highly sought-after surfing beach at Mawgan Porth and the charming village of St Mawgan, Venton Vean is a beautifully situated three bedroom detached bungalow.

Overlooking the picturesque Menalhyl Valley and river, the location offers an exceptional blend of coastal living and countryside tranquillity.

The location provides a peaceful and scenic setting that blends natural beauty with everyday convenience. Set within approximately 0.25 acres of mature gardens

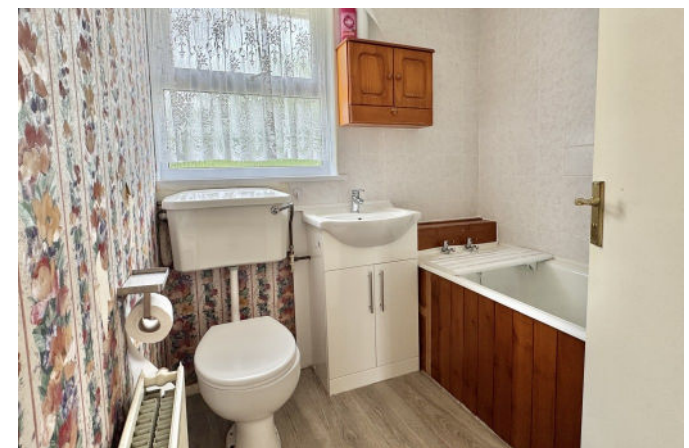
and grounds, Venton Vean presents enormous potential for modernisation, extension, or complete redevelopment, subject to the necessary planning permissions.

Inside, the accommodation comprises three bedrooms, one of which includes built-in wardrobes, a family bathroom, a fitted kitchen, a separate utility room, and a generously sized living room featuring an open fireplace. The home is fitted with UPVC double glazed windows and doors throughout. A loft hatch and ladder lead up into the attic space which has been converted into two separate spaces with a central landing. Subject to building regulation approval, the space could provide further living accommodation.

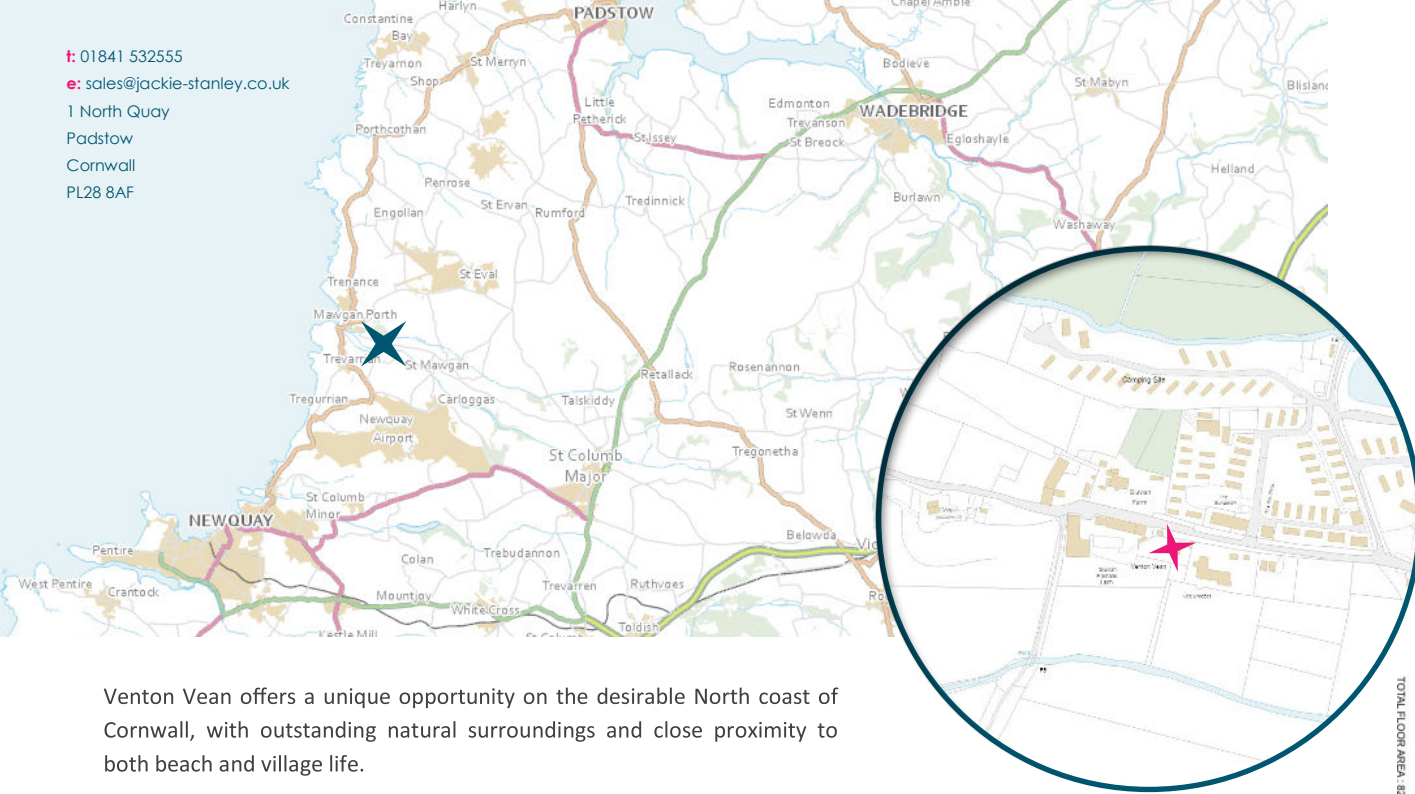
Externally, the property benefits from a detached garage and ample off-road parking for multiple vehicles. Lawned gardens surround the bungalow on three sides, enclosed by timber fencing and backing directly onto open farmland and the rolling landscape of the Menalhyl Valley.

We understand that the bungalow is non traditional construction, and therefore may render it unsuitable for standard mortgage offers.

Venton Vean, Nr Mawgan Porth TR8 4BG £450,000 guide



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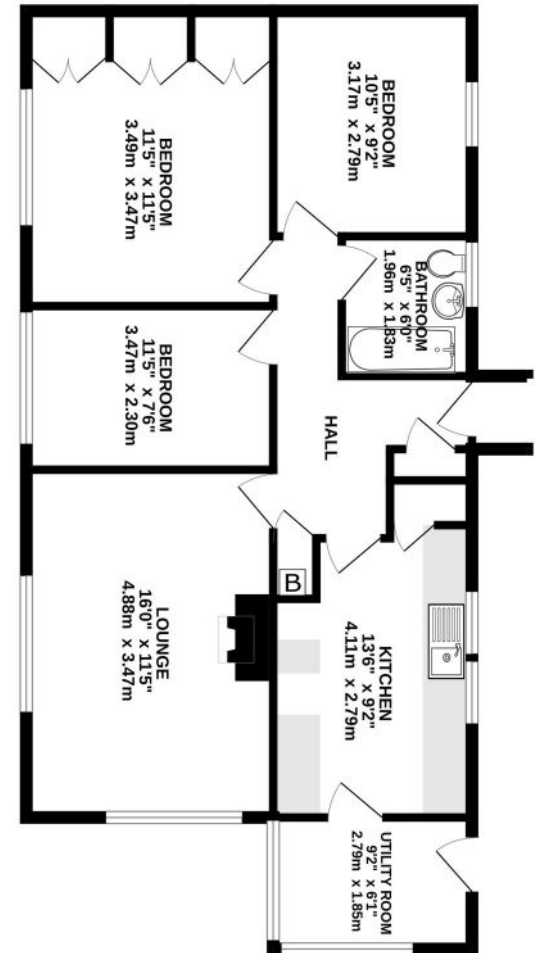
Venton Vean offers a unique opportunity on the desirable North coast of Cornwall, with outstanding natural surroundings and close proximity to both beach and village life.

Services to the property include mains water, electricity and gas with a private drainage system. EPC rating TBC. Council tax band D. Ofcom indicate superfast broadband availability. Ofcom indicate 4G mobile connectivity.

Mawgan Porth has become one of North Cornwall's most desirable coastal destinations, renowned for its expansive sandy beach, excellent surf, and breathtaking cliffside walks along the South West Coast Path. The bay caters to both active lifestyles and relaxed escapes, offering a vibrant mix of water sports, surf schools, and scenic coastal trails to nearby spots such as Watergate Bay and the dramatic Bedruthan Steps. The area boasts a welcoming community with a range of local amenities including a well-stocked village store, cafés, gift shops, and a selection of eateries. The Merrymoor public house is a long-standing favourite, while those in search of luxury can enjoy fine dining at the award-winning Scarlet Hotel and indulge in first-class spa and leisure facilities at both The Scarlet and the nearby Bedruthan Hotel.

Just a few miles away, the harbour town of Padstow offers even more culinary delights, including Rick Stein's iconic seafood restaurant, Paul Ainsworth's Michelin-starred No.6, and the relaxed yet celebrated Prawn On The Lawn. Well connected yet quietly tucked away, Mawgan Porth is less than a 20-minute drive from the main A30, approximately 2.4 miles from Newquay Airport with both domestic and international services, and around 30 minutes from Bodmin Parkway, providing direct train links to London Paddington.

To find Venton Vean, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. When you approach Mawgan Porth, head down the hill towards the beach and turn left by the mini golf course. Follow this winding lane for approximately one mile and Venton Vean can be found on the right hand side. The postcode for satellite navigation is TR8 4BG. What3words: difficult.juror.bind



TOTAL FLOOR AREA: 820 sq.ft. (76.1 sq.m.) approx.

GROUND FLOOR
 820 sq.ft. (76.1 sq.m.) approx.