SEAGRASS

CONTEMPORARY LIVING IN MAWGAN PORTH

ABOUT THE DEVELOPER

Bromley Estates Limited create exquisite homes designed for stylish living in some of the UK's most stunning coastal, rural, and urban locations.

With over a decade of experience, our team of architects, designers, and builders oversee every stage of the process, from concept to completion. This ensures each home is crafted to the highest standards, combining timeless design with contemporary innovation.

Our passion for sustainable living is evident in this project, incorporating eco-conscious technologies to meet the needs of today's homeowners.

Seagrass is the latest example of our commitment to quality and craftsmanship—a unique development that offers exceptional homes in a truly special location.

Bromley Estates Limited are proud to deliver properties that are more than just houses—they are places to call home.

SEAGRASS

Set in the highly desirable village of Mawgan Porth, just a short stroll from the beach, these exceptional new builds embody contemporary yet timeless design. Featuring an elegant blend of luxurious textures, from natural stone and warm timber to beautifully crafted, bespoke details, the properties have been thoughtfully designed to create a sense of understated sophistication.

The interiors are both stylish and inviting, offering the perfect balance of modern living with enduring charm. Whether as a second home or a personal retreat, these properties present a rare opportunity to own something truly special in one of Cornwall's most sought-after coastal locations.

Seagrass is more than a holiday destination; it's a retreat that celebrates sustainable living and the timeless allure of the Cornish coastline. Whether you seek tranquillity or adventure, this exceptional development invites you to experience coastal living at its finest.

KEY CONNECTIONS

Seagrass is perfectly positioned to enjoy the best of Cornwall's natural beauty while remaining highly accessible. Its location ensures peaceful coastal living with excellent transport links to key destinations.

By road

Mawgan Porth is just 20 minutes from Newquay and 30 minutes from Truro via the A3059 and A39. The A30 is nearby, connecting you to Cornwall's major attractions and routes beyond.

By rail

Newquay Station connects to Par, a mainline hub for routes to Plymouth, Exeter, and London Paddington. Frequent services make train travel convenient.

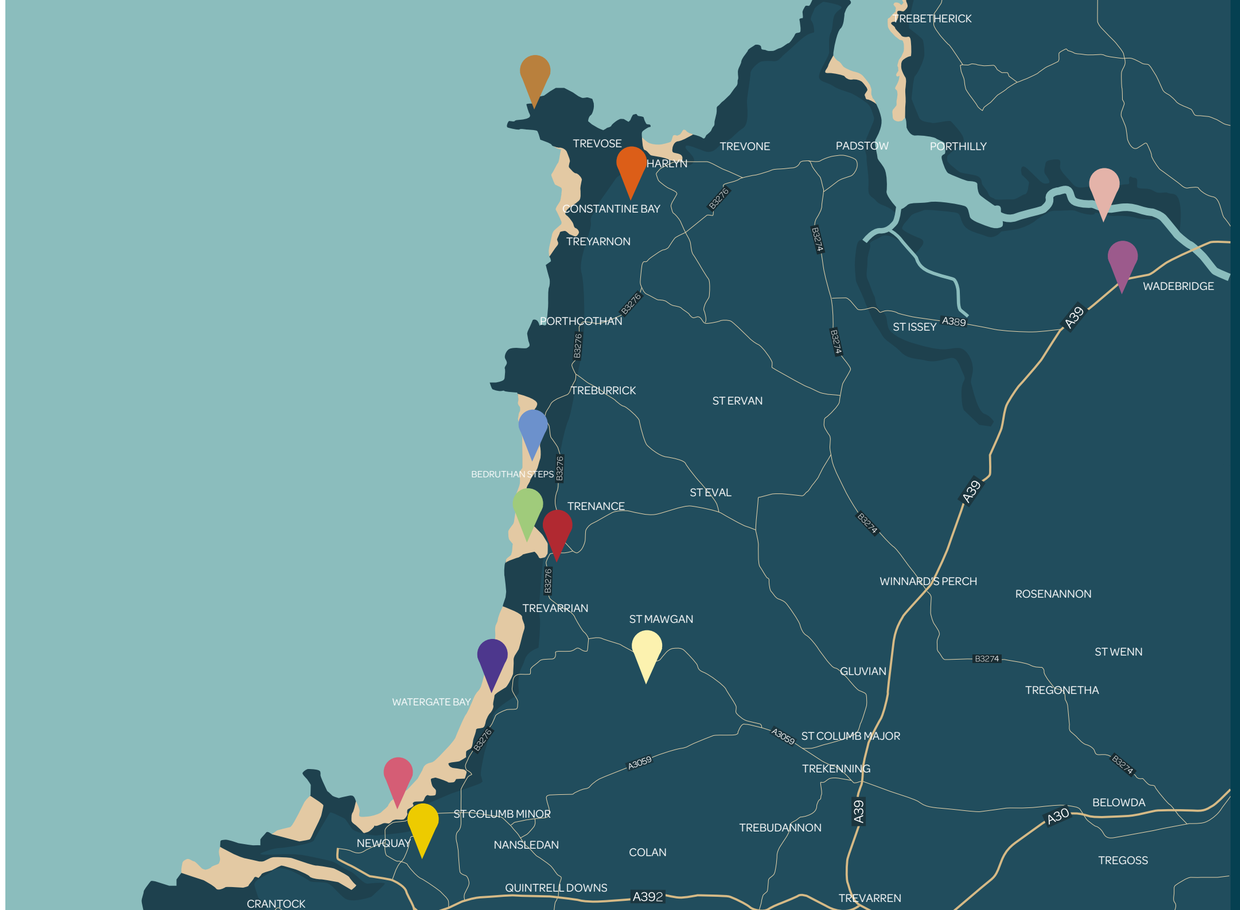
By air

Cornwall Airport Newquay is a short 5-minute drive, offering direct flights to London, Manchester, Edinburgh, and select European destinations. This makes Seagrass easily accessible for holidays or commuting.

Mawgan Porth's central position means that whether you're exploring nearby beaches, enjoying fine dining, or venturing into Cornwall's countryside, you're never far from the action. The convenience of its transport links allows you to embrace the tranquillity of coastal living without sacrificing access to urban amenities or national travel. With its blend of seclusion and accessibility, Seagrass offers a lifestyle where the coast meets connectivity.

Map Key

- Seagrass
- Mawgan Porth Beach
- Cornwall Airport Newquay
- The Royal Cornwall Show
- Newquay Beach
- Trevose Golf and Country Club
- Newquay Zoo
- Watergate Bay Beach
- Camel Trail
- Trevose Head Lighthouse
- Bedruthan Steps Beach



PLACES TO VISIT

From your doorstep at Seagrass, discover Cornwall's stunning coastlines, vibrant towns, and rich heritage. Mawgan Porth offers a wealth of attractions for every interest.

Just steps away lies Mawgan Porth Beach, a haven for relaxation and adventure. Its golden sands and rolling waves invite sunbathers, surfers, and families to enjoy this stunning coastal gem. A short drive brings you to Watergate Bay, a spacious beach renowned for its dramatic views and lively atmosphere. For those seeking the ultimate surf experience, the world-famous Fistral Beach in Newquay is just a little further along the coast. Jet skiing enthusiasts will find exhilarating experiences at nearby activity centres, offering the chance to glide across the waves with breathtaking coastal backdrops.

The South West Coast Path offers a different kind of adventure. This iconic trail winds along Cornwall's rugged coastline, providing breathtaking views, hidden coves, and opportunities to connect with nature. For a more leisurely ride, the renowned Camel Trail offers a picturesque cycling route through the heart of Cornwall, stretching from Padstow to Bodmin and beyond. Whether on foot or two wheels, these trails provide stunning landscapes at every turn.

For food lovers, the local dining scene is nothing short of extraordinary. Rick Stein's esteemed Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the cool seafood bar Prawn On The Lawn in upmarket Padstow are just a few miles away, along with the revered Pig at Harlyn Bay. Fine dining is also available locally at the award-winning Scarlet Hotel, which offers first-class spa and recreational facilities alongside its exceptional cuisine. The Bedruthan Hotel, just moments from Seagrass, also provides a luxurious setting for dining and relaxation.

The Eden Project, a world-famous biodome, offers a fascinating glimpse into global biodiversity, making it a must-visit destination for nature enthusiasts.

The beach also becomes a social hub in the evenings, with families and friends gathering for barbecues on the beach, enjoying the sunset with fresh local produce.

MAWGAN PORTH LIFE

Life at Mawgan Porth is shaped by the natural rhythm of the Cornish coast. Here, every day begins with the invigorating scent of sea air and the soothing sound of waves. Set in the heart of Mawgan Porth, Seagrass offers a lifestyle that is both enriching and serene.

These homes are designed with a focus on continuity, warmth, and invitation. Drawing from the natural world, the interiors seamlessly incorporate tranquil earthy hues, embracing gentle textures and harmonising with organic materials. The design concept ensures a sense of unity throughout each space, achieved by a carefully curated palette and coordinating finishes.

A functional and inviting social gathering area allows residents to host events with family and friends. The open-plan living and dining spaces are designed to seamlessly integrate with the well-equipped kitchens, creating a welcoming ambiance. Thoughtfully selected furnishings, cozy seating arrangements, and warm lighting choices enhance the inviting nature of these homes.

Seagrass is more than just a place to stay; it's a gateway to the best of Cornwall. Here, life is simpler, more beautiful, and infinitely rewarding.

SITE PLAN

Key

- 1-4 - House Type 1
- 5-8 - House Type 2
- 9-14 - House Type 3
- - Sedum Roofs
- - PV Panels
- - Sky Lights
- - Lawn
- - Ornamental
- - Ground Cover
- B/S - Bin Storage
- SA - Store Area
- E/S - External Shower
- • - Electric Car Charger
- 1-14 - Parking Spaces
- V - Visitor Parking

HOUSES 1-4

Wake up to sweeping coastal views in these beautifully designed two-storey homes at Seagrass. Combining modern elegance with practical functionality, this home is a sanctuary for relaxation and connection.

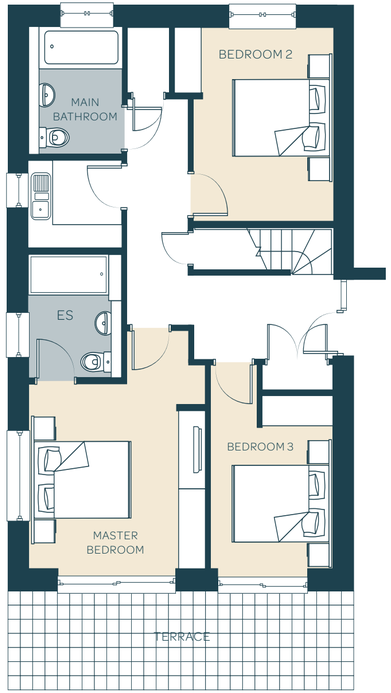
The first floor features a spacious open-plan lounge, kitchen, and dining area, complete with large windows that flood the space with natural light. The kitchen boasts premium finishes, including Cosentino Micron worktops and Miele integrated appliances. Step out onto your private balcony to take in the breathtaking scenery or enjoy al fresco dining. On the ground floor, you'll find three generously sized bedrooms, along with a family bathroom and utility room. The master bedroom includes an en suite featuring Coalbrook gunmetal fixtures and Riga Cognac fluted ceramic tiles. Thoughtfully designed storage spaces ensure everything has its place, while high-quality finishes and materials create an elegant yet comfortable atmosphere.

These homes are your perfect base to enjoy the best of Cornwall's coast, all year round.

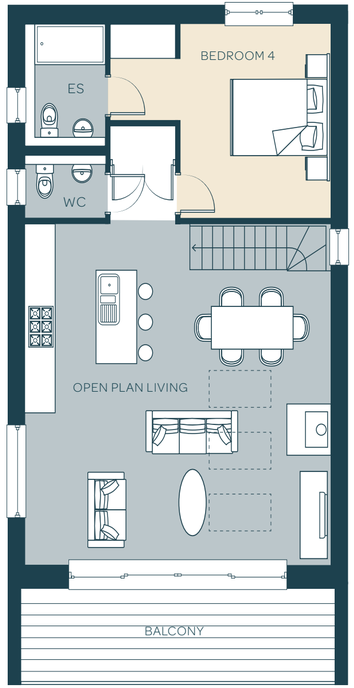
DIMENSIONS

GROUND FLOOR	
Master Bedroom	4.60m(Max) x 3.5m(Max)
Master Ensuite	2.33m x 1.95m
Bedroom 2	3.80m x 3.1m
Bedroom 3	3.97m(Max) x 2.73m
Main Bathroom	2.49m x 1.95m
Utility	1.74m x 1.95m

FIRST FLOOR	
Open Plan Living	8.50m x 6.77m
Bedroom 4	4.85m(Max) x 3.80m
Ensuite	1.80m x 2.40m
WC	1.80m x 1.21m



GROUND FLOOR



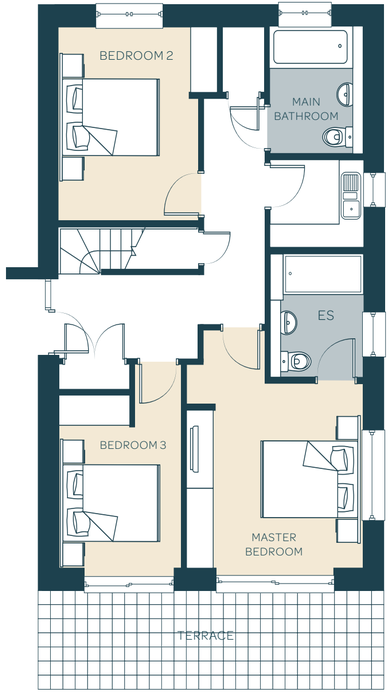
FIRST FLOOR

HOUSES 5-8

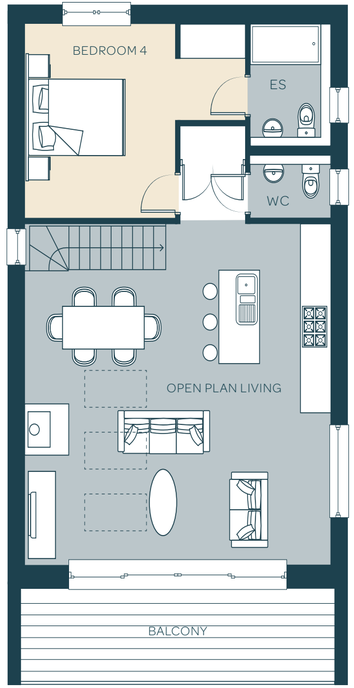
This beautifully designed home at Seagrass offers a mirrored layout of House Type 1, perfectly optimised to take full advantage of its surroundings. Whether as a primary residence or a tranquil retreat, this home has been built with both comfort and functionality in mind. The open-plan first floor features a spacious lounge, kitchen, and dining area, where large windows allow natural light to flood the space. A seamless connection to the private balcony provides a stunning outdoor area, perfect for relaxation or entertaining. The master bedroom, located on the ground floor, includes an elegant en-suite with high-quality Coalbrook fixtures. The ground floor houses three generously sized bedrooms, one with an en suite, along with a family bathroom and a utility room. With ample storage and luxurious finishes throughout, this home offers an improved coastal lifestyle in a truly remarkable location.

DIMENSIONS

GROUND FLOOR		FIRST FLOOR	
Master Bedroom	4.60m(Max) x 3.5m(Max)	Open Plan Living	8.50m x 6.77m
Master Ensuite	2.33m x 1.95m	Bedroom 4	4.85m(Max) x 3.80m
Bedroom 2	3.80m x 3.1m	Ensuite	1.80m x 2.40m
Bedroom 3	3.97m(Max) x 2.73m	WC	1.80m x 1.21m
Main Bathroom	2.49m x 1.95m		
Utility	1.74m x 1.95m		



GROUND FLOOR



FIRST FLOOR

HOUSES 9-14

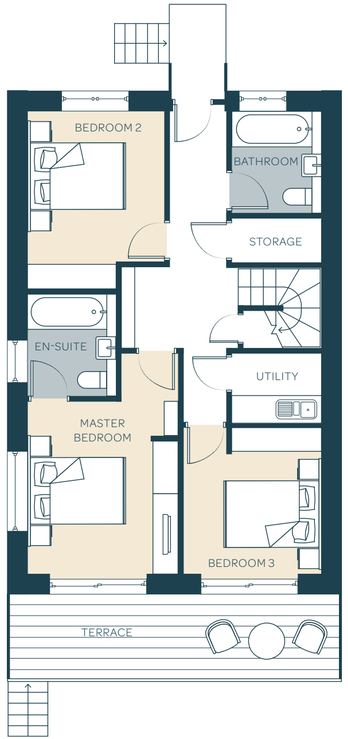
This beautifully proportioned home at Seagrass offers a refined approach to contemporary coastal living, with enhanced space, generous outdoor areas, and far-reaching views across the surrounding landscape. Designed to feel both expansive and welcoming, this house type provides a calm and well-balanced living environment.

The first floor is predominantly dedicated to open-plan living, with a spacious lounge, kitchen, and dining area designed to maximise light and outlook. Large glazed openings frame the surrounding views, while direct access to the private balcony creates an inviting space for relaxing or entertaining. The kitchen is finished to a high specification, featuring quartz worktops, integrated Miele appliances, and a central island that anchors the room. There is also one bedroom with its own en-suite.

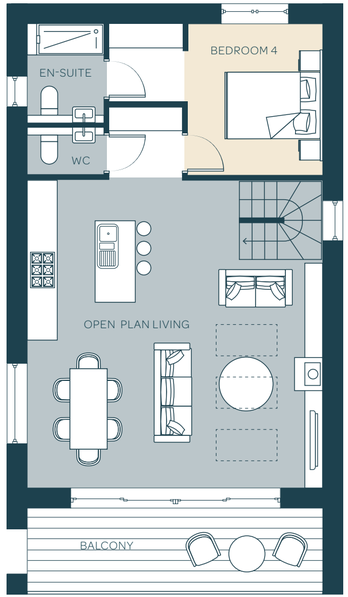
On the ground floor, three well-proportioned bedrooms provide flexibility for family living and guests. The master bedroom benefits from a private en suite. Two further double bedrooms are complemented by a contemporary family bathroom. With a larger garden, practical storage, and thoughtful detailing throughout, this home offers a comfortable and considered setting within the Seagrass development.

DIMENSIONS

GROUND FLOOR		FIRST FLOOR	
Master Bedroom	5.0m(Max) x 3.4m(Max)	Open Plan Living	8.5m(Max) x 6.7m
Master Ensuite	2.3m x 2.0m	Bedroom 4	4.8m(Max) x 3.4m
Bedroom 2	4.0m(Max) x 3.1m	Ensuite	2.2m x 1.8m
Bedroom 3	3.3m(Max) x 3.1m	WC	1.8m x 1.1m
Main Bathroom	2.0m x 2.3m		
Utility	1.6m x 2.0m		



GROUND FLOOR



FIRST FLOOR

NICOLA O'MARA

INTERIOR DESIGN

Nicola O'Mara, along with her talented team, have brought their bespoke services to design the interiors of these homes. Creating beautifully curated interiors that reflect the charm and character of Cornwall's stunning coastline. **Please refer to the separate Interior Design Brochure for the full design information.**

Nicola O'Mara Interior Design can provide further FF&E (Furnishings/Fixtures & Equipment) services to enable clients to benefit from a stress free fully finish home with a turn key service. If this is of interest an Introduction can be arranged through Bromley Estates Ltd.

www.nicolaomara.com

GENERAL SPECIFICATION

SLEEK CONTEMPORARY KITCHENS

- Contemporary German kitchen furniture
- Quartz worktops
- Centre Island with breakfast bar
- Miele appliances:
- Multi function electric oven
- Combination microwave oven
- Induction hob
- Integrated fridge freezer and dishwasher
- Integrated cabinet lighting
- Quooker tap
- Washing machine/tumble dryer (in utility)

FLOORINGS AND FINISHES

- Oak engineered flooring
- Oak internal doors
- Gunmetal ironmongery
- Aluminium double glazed windows, doors & skylights
- Contemporary front door
- Unnatural flooring - sisal carpets to bedrooms

HEATING AND ELECTRICAL SYSTEMS

- Highly efficient 'air source heat pump' with stored water cylinder
- Energy efficient underfloor heating to all areas
- LED down lights to all areas
- High level TV points
- TV and satellite wiring for Sky Q
- PIR to bathroom/en-suite lighting
- LED recessed wall lights to stair stringer
- PV panels
- MVHR
- Remote heating control
- Ceiling speakers
- Log burner

SECURITY

- Security Alarm
- Fire Alarm
- Sprinkler System

LUXURY BATHROOMS

- Porcelanosa tiling
- Contemporary sanitary ware by Crosswater
- Contemporary vanity units
- Gunmetal brassware
- Crosswater shower tray
- Large mirror
- Electric towel rail
- Niche with lighting
- PIR to low-level lighting

CONSTRUCTION

- Traditional masonry build
- Metal roof and upper floor level
- High quality timber clad system
- 10 year structural warranty

EXTERNAL

- Two Private parking spaces
- Private garden/balcony/terrace
- External electric socket
- External light to balcony, front door and garden
- Store (optional extra)
- Electric car charger
- External shower
- External tap

TENURE

- Detached Houses:Freehold

CGI

Photo realistic computer-generated imagery is for visual representation.
All information is correct at the time of printing.

For more information, head to our website
bromleyestates.com

SEAGRASS

CONTEMPORARY LIVING IN MAWGAN PORTH

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