Great Engollan Farm

ENGOLLAN

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ESTATE AGENTS

- ***Located within a Picturesque Rural Hamlet Close to the Desirable Beach at Porthcothan Bay***
- ***Exquisite Coastal Farmhouse with Impeccable Style***
- ***Four Double Bedrooms with Three Contemporary Bathrooms***
- ***Large Second Storey Loft Room***
- ***Self Contained One Bedroom Annexe***
- ***Self Contained Studio Annexe***
- ***Detached Double Garage***
- ***0.56 Acres of Gardens & Grounds***

This exquisite detached coastal farmhouse is a home of rare quality and versatility, meticulously enhanced by the current owners to create an environment of understated luxury and timeless appeal.

Located in the tranquil hamlet of Engollan, just 1.7 miles from the picturesque Cornish cove of Porthcothan Bay and under 2.5 miles from the sweeping sands of magnificent Mawgan Porth.

Immaculately presented throughout, Great Engollan Farm has recently undergone comprehensive redecoration, complemented by new carpets and flooring, resulting in interiors of elegance and comfort. Externally, the house has benefited from extensive improvements including replacement windows, a new roof and freshly repainted elevations, ensuring both aesthetic refinement and long-term integrity.

The accommodation is arranged with impressive flexibility, allowing a discreet wing of the house to be used as a fully self-contained one-bedroom annexe known as The Loft. This arrangement is ideal for extended family living, guest accommodation or independent occupation while remaining seamlessly connected to the main residence.

In addition to the main house and set separately within the grounds, Curlew is a charming single-storey studio cottage. This beautifully appointed retreat offers exceptional potential for holiday letting, residential income or elegant guest accommodation further enhancing the lifestyle and investment appeal of the property.

The principal farmhouse offers generous and well-balanced accommodation, including a large family kitchen that forms the heart of the home, an inviting sitting room, four beautifully proportioned bedrooms, three bathrooms, a large second floor loft conversion and a practical utility room. Each space has been carefully considered to provide comfort, light and a sense of understated sophistication.

Great Engollan Farm, Engollan

PL27 7UL £1,250,000 guide

TOTAL APPROX FLOOR AREA: 4,049 SQ.FT.
(376 SQ.M.)
N
Store
10'9 (3.28)
x 6'1 (1.85)
Wood Store
16'1 (4.90)
x 6'6 (1.98)
Store Room
13'5 (4.09)
x 7'1 (2.16)
OUTBUILDING
Garage
19'4 (5.89)
x 16'4 (4.98)
GARAGE
Utility
8'10 (2.69)
x 5'9 (1.75)
Sitting Room
22'6 (6.86)
x 12'5 (3.78)
Kitchen
11'5 (3.48)
x 5'10 (1.78)
Oil Tank
Kitchen / Lounge / Diner
28'7 (8.71)
x 14'3 (4.34)
Kitchen / Diner
21'10 (6.65) max
x 21'4 (6.50) max
Lounge
21'10 (6.65)
x 11'11 (3.63)
ANNEXE
GROUND FLOOR
Bedroom 5
15' (4.57)
x 12'6 (3.81)
Down
Bedroom 3
12' (3.66)
x 9'4 (2.84)
Bedroom 2
12' (3.66)
x 10'3 (3.12)
Bedroom 4
9' (2.74)
x 8'9 (2.67)
Bedroom 1
11'11 (3.63)
x 11'11 (3.63)
FIRST FLOOR
Storage
Storage
Storage
Loft Room
31'3 (9.53) max
x 11'8 (3.56) max
SECOND FLOOR

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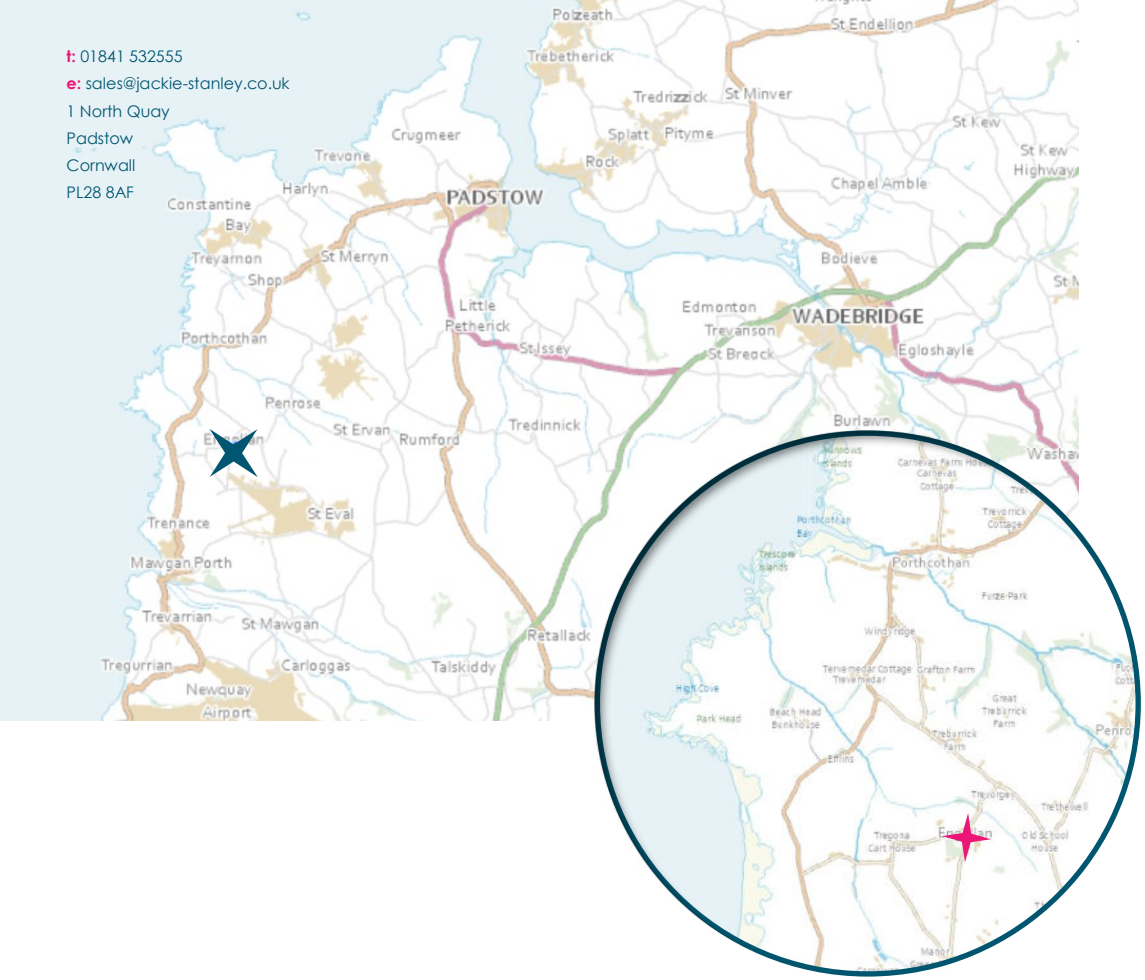

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Approached via a traditional five-bar gate, the property opens onto a sweeping driveway providing ample parking for multiple vehicles, complemented by a double garage. A useful single-storey outbuilding provides three separate areas of secure storage.

The gardens and grounds are a particular highlight. Enjoying a sunny southerly aspect, they are both private and beautifully landscaped, predominantly laid to lawn and interspersed with mature flower beds, well-stocked borders and a charming pond feature. These grounds create an idyllic and tranquil setting, perfectly suited to family life, entertaining and quiet enjoyment of the coastal surroundings. All in all, the gardens and grounds extend to approximately 0.56 acres.

Services to the property include mains water and electricity, private drainage and an oil fired central heating. EPC rating F. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate limited mobile coverage.

Set within the pretty and peaceful hamlet of Engollan, this idyllic location lies just 1.7 miles inland from the sheltered golden sands of Porthcothan Bay. Along the coastline, Mawgan Porth, approximately 2.5 miles away, has become one of North Cornwall's most sought-after destinations, celebrated for its expansive sandy beach, excellent water sports, and breathtaking cliff-top and coastal walks. The area offers outstanding lifestyle amenities, including fine dining at the award-winning The Scarlet Hotel, alongside luxury spa and leisure facilities at Bedruthan Hotel. Mawgan Porth itself provides a vibrant yet welcoming village atmosphere, with a local store, cafés, public house, surf school, and gift shops serving residents and visitors alike.

A further two miles along the coast lies Watergate Bay, a renowned surfing hotspot and leading venue for beach sports, events, and dog walking. With regular surf competitions and water-sports events held throughout the year, the bay enjoys a lively and energetic community spirit. For culinary excellence, the picturesque harbour town of Padstow is only a short scenic drive away, home to Rick Stein's Seafood Restaurant, Paul Ainsworth at No.6, and the popular seafood bar Prawn On The Lawn.

Despite its tranquil coastal setting, Engollan is exceptionally well connected. The hamlet is approximately 20 minutes from the A30, 10 minutes from Newquay Airport with domestic and international flights, and around 30 minutes' drive from Bodmin Parkway, offering mainline rail services.

To find Great Engollan Farm, from Padstow follow the B3276 towards Newquay passing through St Merryn and Porthcothan, approximately ¾ of a mile after passing through Porthcothan, turn left at signs for Treburrick, St Eval and St Ervan. Follow this lane for approximately 0.7 miles before turning right at the sign for Engollan. Follow this lane for approximately 0.4 miles and into the hamlet. Great Engollan Farmhouse can be found along on the left hand side. The postcode for satellite navigation is PL27 7UL. What3words: plants.allies.continues