Boskel
MAWGAN PORTH
BOSKEL
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ESTATE AGENTS

- ***High Specification Contemporary Detached Coastal Residence***
- ***Superbly Elevated Position with Commanding Views Across the Bay of Mawgan Porth***
- ***Four/Five Double Bedrooms with Three En-Suite***
- ***Versatile Accommodation including Open Plan Living, Garden Room, Snug & Dramatic First Floor Reception Room with Vaulted Ceiling***
- ***Large Private Balcony with Uninterrupted Bay Views***
- ***Private Landscaped Setting, Six Person Hot Tub & Ample Driveway Parking***
- ***A Short Walk to the Magnificent Beach & Extensive Amenities***

Located in an elevated position above the truly majestic stretch of golden sand that is Mawgan Porth, Boskel is a refined contemporary four/five bedroom coastal home of exceptional quality. The design celebrates craftsmanship, natural materials and a sophisticated palette of white, charcoal and muted sea greens, complemented by locally sourced stone, slate and bespoke windows that sit harmoniously within the coastal setting.

A full-height glazed porch creates a dramatic and welcoming entrance, leading into a bright and spacious kitchen and dining area designed for both family life and entertaining. The bespoke kitchen features high-quality integrated appliances, sleek white cabinetry and dark granite worktops,

with pale engineered oak flooring enhancing the sense of light and space. Bi-fold doors open directly onto a west facing deck, capturing the evening sun.

Beyond lies a naturally lit garden room with a glazed roof lantern and direct access to the side deck and hot tub area, alongside a practical outdoor shower. This level also includes a home office with bespoke fitted furniture, a utility cupboard as well as well-planned living spaces including two ground floor double bedrooms. One enjoys sea views with direct access to the front terrace and a slate-detailed en-suite while the second benefits from a south facing aspect. A stylish family bathroom with freestanding bath and large walk-in shower serves the ground floor, complemented by a cosy snug that can also function as an additional bedroom.

A bespoke oak staircase with glass balustrade, integrated storage and wine rack rises to an impressive first floor reception room with a high vaulted ceiling and oak flooring. This superb living space opens onto a balcony with sweeping, uninterrupted views across the bay while full height glazing and Juliet balconies ensure the outlook can be enjoyed year round. Sophisticated lighting enhances the architectural form of the space.

Boskel, Mawgan Porth, TR8 4AL

£1,295,000 guide

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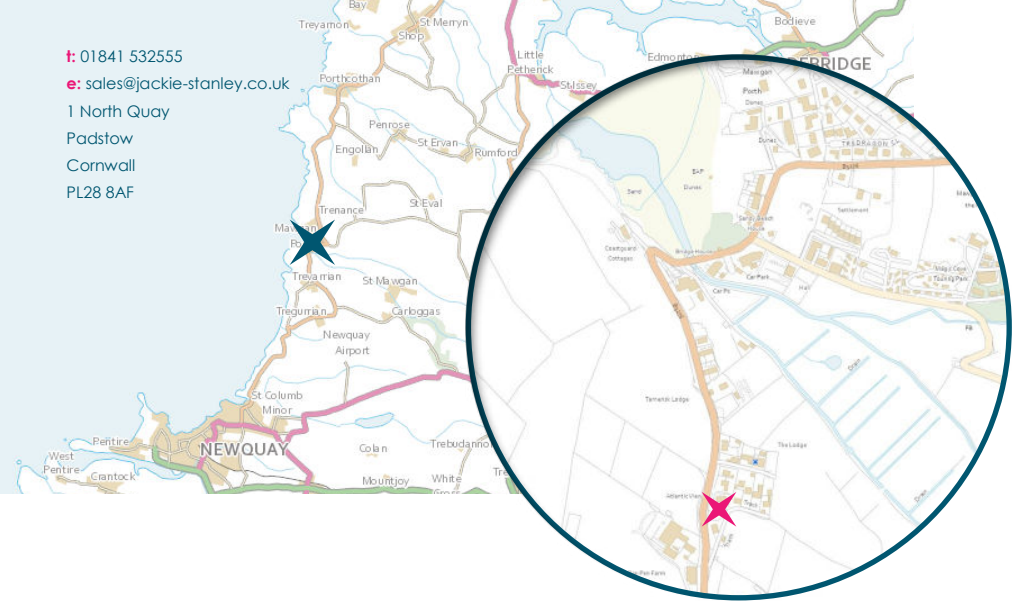

On this level are further well appointed bedrooms, including a guest suite with en-suite wet room and countryside views as well as a luxurious principal suite with Juliet balcony, dressing room and beautifully finished en-suite shower room. Throughout the home, high-quality fixtures, pale finishes and slate detailing create a cohesive and elegant aesthetic.

Externally, Boskel is approached via a private drive with ample parking for several vehicles and a sliding entrance gate. Wraparound decking provides multiple areas for relaxation and entertaining, including a six-person hot tub, outdoor shower, barbecue preparation area and feature lighting. The landscaped setting is complemented by raised planting beds, motion-sensor exterior lighting and thoughtful practical additions including external power points and a secure store housing the EV charger, utilities and additional appliance. Please note, Boskel is approached via a private drive owned by the property, with two neighbouring properties having permitted use. A separate pedestrian right of way runs outside the boundary.

Boskel represents a rare blend of exceptional craftsmanship, refined coastal luxury, and thoughtfully designed modern living. With inspiring bay views, superior finishes throughout, and a design focused on light, space and quality, this is a coastal home of outstanding distinction.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council Tax Band F. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Mawgan Porth has become one of the most sought-after destinations in North Cornwall, renowned for its magnificent sandy beach and dramatic coastal scenery. The bay is a haven for surfers and bathers, with water sports available throughout the year and stunning cliff-top walks along the South West Coast Path. From here, walkers can enjoy spectacular routes to Watergate Bay and the iconic Bedruthan Steps, both within easy reach.

The village itself offers a welcoming mix of amenities, including a local store, cafés, independent eateries, surf school, gift shops and the popular Merrymoor public house. For fine dining, the award-winning Scarlet Hotel and nearby Bedruthan Hotel provide exceptional restaurants, together with first-class spa and leisure facilities. A short drive away, Padstow is home to some of Cornwall's most celebrated culinary destinations, including Rick Stein's famous Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and the acclaimed Prawn On The Lawn.

Mawgan Porth is also ideally located for ease of transport. The A30 is less than a 20-minute drive, while Newquay Airport, just 2.4 miles away, offers both domestic and international flights. Bodmin Parkway main line station can be reached in around 30 minutes, with regular services to London Paddington.

To find Boskel, leave Newquay Airport and turn left towards Newquay. Follow the road to the T-junction, then turn right onto the B3276 through Trevarrian. As you descend into Mawgan Porth, Boskel can be found on the right hand side. The postcode for satellite navigation is TR8 4AL. What3words: registers.rainbow.limitless

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