

Waylea

MAWGAN PORTH



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ESTATE AGENTS

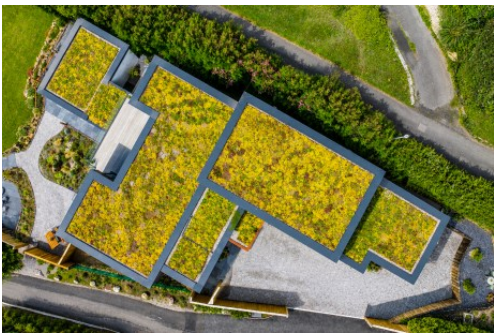
- *A Landmark Coastal Home of Striking Modern Architecture, Meticulous Craftsmanship & an Uncompromising Specification*
- *One of Mawgan Porth's Finest Contemporary Homes Commanding Stunning Ocean & Coastal Views*
- *Over 4,500 Square Feet of Exceptional Bespoke Accommodation including Five Double Bedrooms & Four Sumptuous Bathrooms*
- *Spectacular Open Plan Living Spaces with Keller Minimal Glazing & Seamless Indoor-Outdoor Entertaining*



- *Designer Bauformat Kitchen with Miele Appliances & Dekton Worktops*
- *Luxurious Principal Suite with Private Terrace, Bespoke Dressing Room & Spa Inspired En-Suite*
- *State of the Art Technology including Lutron Smart Lighting, Sonos Audio, MVHR, Air Source Heating & Security Cameras*
- *Beautifully Landscaped Gardens including Millboard Terraces, Sedum Roofs, Corten Steel Detailing & Reclaimed Cornish Materials*



Occupying a remarkable elevated position above the spectacular North Cornwall coastline, Waylea is an exceptional architect-designed contemporary residence where striking modern architecture, meticulous craftsmanship and an uncompromising specification combine to create one of the area's most impressive coastal homes.





Conceived with both longevity and sustainability in mind, the exterior blends natural and industrial materials to outstanding effect. A living green sedum roof softens the building within its landscape, while beautifully charred IRO timber cladding sits effortlessly alongside reclaimed Delabole 'Peggy' slate, repurposed as distinctive vertical cladding. Corten steel introduces warmth and character throughout, framing the entrance, defining landscaped retaining walls, edging and handrails, whilst reclaimed Cornish hardwood sleepers complete the carefully considered external landscaping. Expansive Millboard terraces provide superb outdoor entertaining spaces, including a private terrace serving the principal suite, all complemented by elegant architectural lighting.





Designed to dissolve the distinction between inside and out, vast expanses of Keller Minimal glazing by IQ Glass frame uninterrupted views towards the Atlantic Ocean, while Reynaers lift-and-slide doors open effortlessly onto the terraces from multiple rooms, flooding the interiors with natural light and creating an extraordinary sense of space. The bespoke Spitfire entrance door, complete with fingerprint recognition and keyless smart access, offers an impressive introduction to the home.

At the heart of the property lies a spectacular open-plan living environment where architecture and interior design work in complete harmony. The bespoke Bauformat kitchen, designed and installed by Torben Schmid Kitchens, is centred around substantial Dekton worktops and splashbacks, complemented by an exceptional collection of integrated Miele appliances including three ovens, steam oven, warming drawer, induction hob with integrated extraction, twin dishwashers, wine cooler, Fisher & Paykel CoolDrawer, full-height refrigeration and freezer with ice maker, together with a Quooker boiling water tap. Every detail has been carefully curated to create a space equally suited to relaxed family living and sophisticated entertaining.

Natural textures continue throughout the home, with large-format ceramic tiling extending across every floor and all bathroom walls, professionally installed by Northcoast Tiling. Dramatic Neolith stone surfaces provide a striking architectural feature to the entrance hall, staircase and kitchen, while bespoke Deuren internal doors and premium joinery reinforce the exceptional quality evident throughout.



The accommodation has been thoughtfully arranged to provide luxurious yet practical family living. Beautiful bedroom suites offer peaceful retreats, none more impressive than the principal suite with its private terrace, bespoke dressing room and elegant spa-inspired en-suite bathroom. The remaining bathrooms are finished to an equally exacting standard and benefit from electric underfloor heating for year-round comfort.

Waylea has been equipped with an extensive range of integrated technology, ensuring the home is as intelligent as it is beautiful. Lutron smart lighting provides app-controlled scenes throughout, complemented by an integrated Sonos sound system and comprehensive security camera network. A highly efficient Vaillant air source heat pump delivers underfloor heating and domestic hot water, supported by a whole-house Mechanical Ventilation with Heat Recovery (MVHR) system, providing exceptional comfort, air quality and energy efficiency. A smart electric vehicle charging point further reflects the home's future-proof credentials.

Throughout the property, carefully selected designer lighting by Light Point and Copenhagen creates warmth and atmosphere, enhancing the clean architectural lines and premium finishes.

Waylea, Mawgan Porth, TR8 4DA

£3,750,000 guide





“Waylea represents an exceptionally rare opportunity to acquire a landmark contemporary residence of outstanding architectural merit”

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To find Waylea, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the hamlet of Trenance, turn right at the telephone box and postbox. Drive down the lane for approximately 50 yards and Waylea can be found on the left hand side. The postcode for satellite navigation is TR8 4DA. What3words: cattle.blueberry.overheard

Waylea represents an exceptionally rare opportunity to acquire a landmark contemporary residence of outstanding architectural merit. Every material, finish and technological feature has been selected without compromise, creating a home that is both visually breathtaking and effortlessly functional. Combining cutting-edge design, outstanding environmental performance and magnificent coastal surroundings, it stands amongst the finest contemporary homes on the North Cornwall coastline.

Services to the property include mains water, electricity and drainage with air source underfloor heating system. EPC rating B. Council tax band TBC. Ofcom indicate ultrafast broadband connectivity. Ofcom indicate 5G mobile coverage. Waylea benefits from a spacious integral double garage and ample driveway parking.

Mawgan Porth is one of North Cornwall's most desirable coastal locations, celebrated for its magnificent sandy beach and vibrant water sports scene, attracting both surfers and bathers. Stunning cliff and coastline walks offer breathtaking views, including routes along the South West Coastal Path to nearby Watergate Bay and Bedruthan Steps. The area boasts excellent dining and leisure options. Guests can enjoy fine dining at the award-winning Scarlet Hotel, as well as first-class spa and recreational facilities at The Scarlet and Bedruthan Hotel. Local cafes, eateries, and The Merrymoor pub provide a charming, community-focused atmosphere, while surf schools and gift shops add to the beachside lifestyle. For food enthusiasts, renowned restaurants are just a short drive away in Padstow, including Rick Stein's Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and the stylish seafood bar Prawn on the Lawn.

Mawgan Porth is well-connected and easily accessible. The village is less than 20 minutes from the main A30, approximately 2.4 miles from Newquay Airport with domestic and international flights, and around 30 minutes from Bodmin Parkway train station, providing routes into London Paddington.

