Atlantic View Bungalow
MAWGAN PORTH
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ESTATE AGENTS

- ***Contemporary Detached Coastal Home***
- ***Superbly Elevated Position Above the Beach at Mawgan Porth***
- ***Beautiful Views of the Surf below, Ocean Beyond & Rural Inland***
- ***Huge Potential for Further Development***
- ***Four Bedrooms & New Contemporary Kitchen with Integrated Neff Appliances***
- ***Open Plan Living/Dining Room with Wood Burning Stove***
- ***Detached Garage, Driveway Parking, Summerhouse & Pretty Established Gardens***
- ***A Short Walk to the Magnificent Beach & Extensive Amenities***

Occupying an elevated position above the magnificent golden sands of Mawgan Porth, Atlantic View Bungalow is discreetly situated at the end of a private lane, enjoying an exceptional sense of peace, privacy and seclusion.

This impressive four-bedroom detached home commands far-reaching views across the bay and out towards the Atlantic Ocean, together with a wonderful outlook over Mawgan Porth and the rolling countryside inland.

In recent years, the current owners have undertaken an extensive programme of improvement, thoughtfully combining contemporary upgrades with tasteful

renovation to create a stylish, comfortable and highly versatile coastal home.

The accommodation begins with a practical boot room, complete with bench seating and useful storage. From here, the property opens into a newly fitted contemporary kitchen, beautifully appointed with navy handleless cabinetry, generous larder storage and granite work surfaces. A comprehensive range of integrated appliances includes a Neff hob, oven, extractor and dishwasher, together with a fridge/freezer.

Elegant herringbone engineered oak flooring flows from the kitchen into the spacious L-shaped living and dining room. Warm, inviting and wonderfully versatile, this impressive reception space is centred around a wood-burning stove and provides ample room for several sofas, occasional furniture and a full-sized dining table and chairs. Two sets of French doors frame the sweeping views across the bay while allowing natural light to flood the room and creating a seamless connection with the gardens.

There are four bedrooms, including three generously proportioned doubles, while the fourth offers flexibility as a single bedroom, home office or peaceful study. Three of the bedrooms benefit from built-in wardrobes. A characterful cloakroom

Atlantic View Bungalow, Mawgan Porth, TR8 4AL £995,000 guide

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To find Atlantic View Bungalow, leave Newquay Airport and turn left heading west towards Newquay. Follow this road to the T junction at the end of the road and turn right onto the B3276, continuing through Trevarrian. As you head down the hill into Mawgan Porth, the entrance to Atlantic View Bungalow can be found on the right hand side. The postcode for satellite navigation is TR8 4AL. What3words: grounded.wealth.presenter

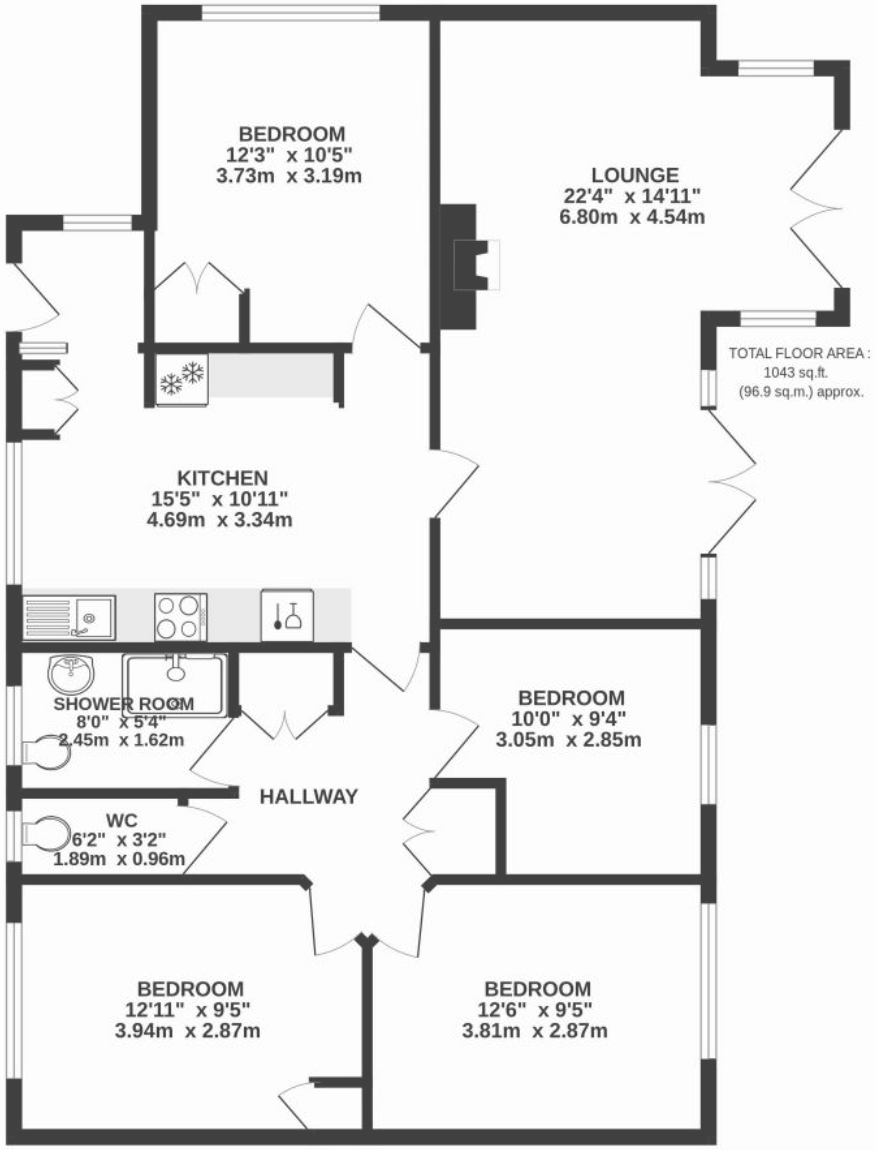
complements the smart contemporary family shower room, while a cleverly designed utility cupboard provides discreet space for the essential laundry appliances.

A particular feature of Atlantic View Bungalow is its substantial first-floor attic. Currently arranged as a generous open space, with a gable-end window and sea-facing Velux, it offers considerable potential for conversion into additional accommodation, subject to the necessary planning permission and Building Regulations approval. Planning permission was previously granted for its conversion but has since lapsed.

Outside, the beautifully private gardens have been thoughtfully landscaped and planted with a rich variety of shrubs, mature trees and established planting, creating a wonderfully calm and sheltered setting. Several distinct areas have been designed for relaxation and entertaining, including a charming summerhouse, an elevated terrace from which to enjoy the views across the bay, and an attractive sunken seating area. Off-road parking is provided on the driveway, with a further grass bank to the front and an additional patio area to the side.

The property also benefits from a detached garage with an adjoining storeroom, ideal for additional storage, hobbies or garden equipment. Planning permission was granted in 2021 to convert the garage and storeroom into self-contained one-bedroom ancillary accommodation. Although this consent has since lapsed, there may be potential to reinstate it through a fresh planning application. Services to the property include mains gas, water, electricity and drainage. EPC rating D. Council Tax Band D. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Mawgan Porth has become one of North Cornwall's most desirable coastal destinations, celebrated for its magnificent sandy beach, dramatic scenery and relaxed atmosphere. The beach is popular with surfers, swimmers and families alike, while the surrounding coastline offers exceptional walking along the South West Coast Path towards Watergate Bay and Bedruthan Steps. The village provides an excellent range of everyday amenities, including a local shop, cafés, restaurants, surf school, gift shops and the popular Merrymoor Inn. Fine dining, luxurious spa facilities and leisure amenities are also available nearby at the award-winning Scarlet and Bedruthan hotels. The picturesque harbour town of Padstow lies just a few miles away and is renowned for its celebrated culinary scene, including Rick Stein's Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and Prawn on the Lawn. Despite its wonderfully peaceful coastal setting, Mawgan Porth remains highly accessible. The A30 can be reached in less than 20 minutes, while Cornwall Airport Newquay is approximately 2.4 miles away and offers a range of domestic and international flights. Bodmin Parkway railway station is around 30 minutes by car, providing direct mainline services to London Paddington.



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