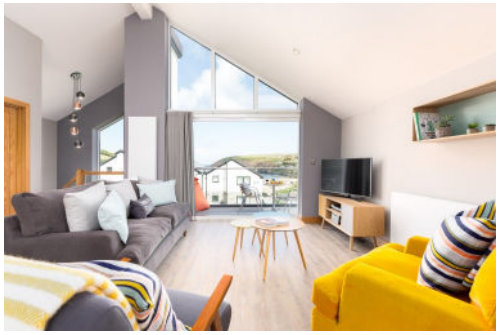
Lowen
MAWGAN PORTH
Jackie Stanley
ESTATE AGENTS



- *Chic & Luxurious Coastal Home*
- *Breathtaking Views of the Ocean & Beach Below*
- *Two Bedrooms with Master En-Suite & Family Shower Room*
- *Open Plan First Floor Living Accommodation Featuring a Vaulted Ceiling & Ocean View Balcony*
- *Fully Integrated Contemporary Kitchen*
- *Two Allocated Parking Spaces & Enclosed Front & Rear Gardens*
- *Excellent Holiday Letting History*
- *Superb Elevated Position Overlooking Mawgan Porth Beach & Out to Sea*

Conceived and constructed in 2018, Mawgan Bay View is an exclusive development of eight contemporary and luxurious homes with a heritage feel, located in an elevated position above the truly majestic stretch of golden sand that is Mawgan Porth.

Jackie Stanley are delighted to bring to the market number 6, also know as Lowen. The high end specification includes underfloor heating to the ground floor, a feature oak staircase, oak doors, architraves and skirting, double glazed aluminum windows and doors and marine grade steel and glass balustrades to the balcony.

The ground floor accommodation consists of two very spacious and beautifully furnished

double bedrooms. The front bedroom has a wonderful vista of the surf and sea below with a set of French doors opening to the front patio. The master bedroom has French doors opening to the enclosed rear garden. The master bedroom enjoys a stylishly tiled contemporary en-suite shower room complete with a rainfall shower, wash basin and WC. The family shower room is again stylish and contemporary, befitting a property of this quality.

The first floor accommodation consists of an impressive open plan living space with a high vaulted ceiling, a sleek modern kitchen within integrated appliances, breakfast bar and dining area. The comfortable lounge area has French doors leading out to the balcony where one can enjoy amazing views across Mawgan Porth village, the beach below and ocean beyond. There is also a stylish cloakroom.

Lowen enjoys a fully enclosed private rear patio, garden shed and outdoor shower. Each property within this private development has two allocated parking spaces and use of the communal bin store. Lowen is a highly successful holiday let achieving excellent occupancy and income, details of which are available upon request.

Lowen, 6 Mawgan Bay View, Mawgan Porth, TR8 4QY

£750,000 guide

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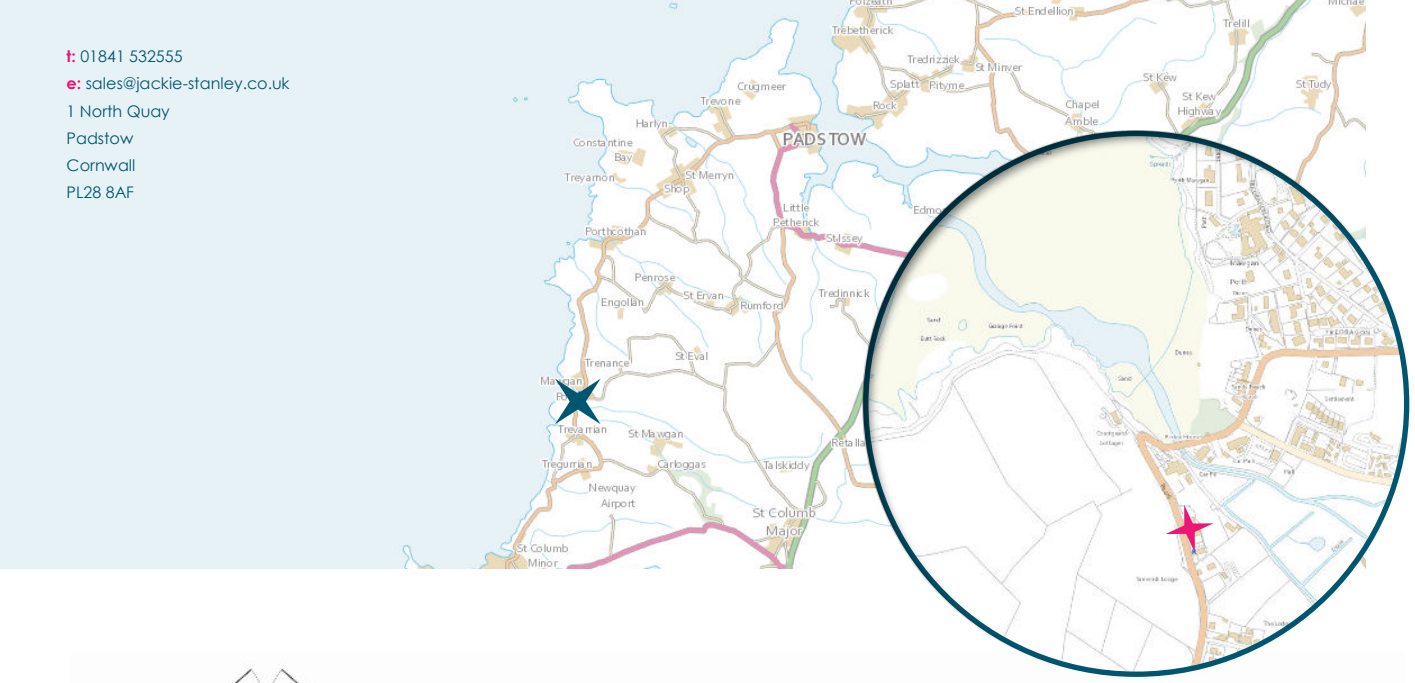

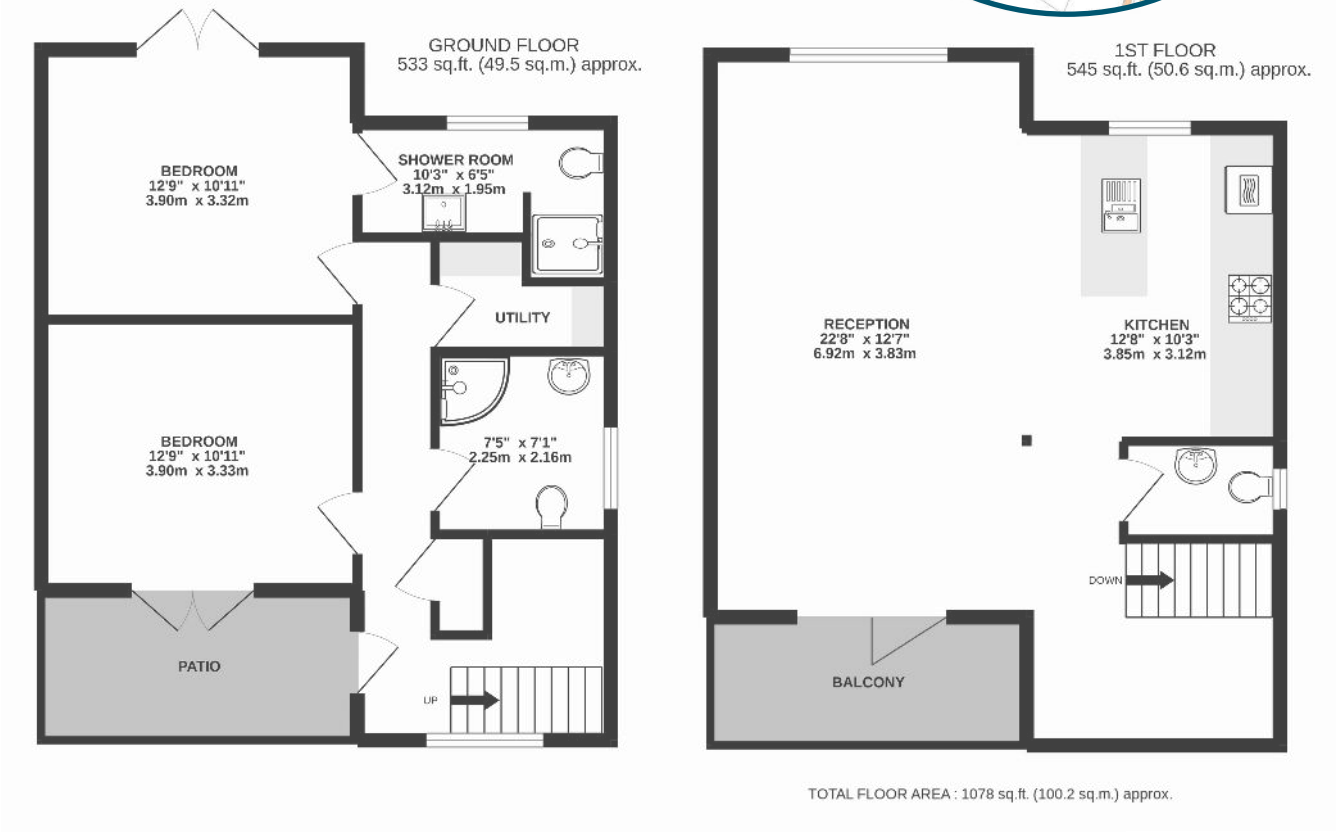

There is a management fee of £1,000 per annum. Services to the property include mains water, electricity, gas and drainage. EPC rating B. Council tax band F. Ofcom indicate superfast broadband availability. Ofcom indicate 4G mobile connectivity.

Mawgan Porth is a breathtaking sandy bay where rolling Atlantic waves meet golden shores, creating a haven for surfers, walkers, and those seeking true coastal escape. The wide, unspoilt beach is perfect for both exhilarating water sports and tranquil days in the sun, while the surrounding cliffs offer dramatic coastal walks with unforgettable ocean views.

This charming seaside village is alive with local flavour. Fine dining awaits at the award-winning Scarlet Hotel, while indulgent spa and leisure facilities can be found at both The Scarlet and Bedruthan Hotels. Stroll through the heart of the bay to discover friendly cafés, beachside bars, the welcoming Merrymoor pub, and a selection of gift shops and eateries that celebrate the spirit of Cornwall.

For those with a taste for adventure, Mawgan Porth offers direct access to the world-famous South West Coastal Path. Breathtaking hikes lead to nearby treasures such as Watergate Bay and Bedruthan Steps, while surf schools and beach activities provide excitement for all ages.

Food lovers are spoilt for choice with some of Cornwall's most celebrated restaurants just a short drive away. In picturesque Padstow, Rick Stein's acclaimed Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the relaxed yet vibrant Prawn on the Lawn offer unforgettable dining experiences.

Mawgan Porth is also perfectly placed for easy connections. The main A30 is less than 20 minutes away, Newquay Airport is just 2.4 miles from the bay with both domestic and international flights, and Bodmin Parkway mainline station is around 30 minutes by car, offering direct routes into London Paddington.

To find Lowen, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Drive down into Mawgan Porth passing the beach on your right hand side. As you start to head up the hill on the other side, the Mawgan Bay View development can be found on the left hand side. The postcode for satellite navigation is TR8 4QY. What3words: hubcaps.pointed.truth

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