

Neptune

MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS





- ***First Time to Market in Nearly a Century***
- ***A Rare Coastal Gem with Enduring Family Heritage***
- ***Commanding Elevated Position above Mawgan Porth's World Class Surfing Beach***
- ***Breathtaking Panoramic Sea & Headland Views from one of Cornwall's Exclusive Addresses***
- ***Detached Four Bedroom House with Single Garage & Generous Gardens***
- ***Expansive 0.31 Acre Plot with Scope for Significant Enhancement***
- ***Exceptional Development Potential to Create Bespoke Coastal Home***
- ***Once in a Generation Opportunity to Secure a Landmark Home in this Highly Sought After Location***

On the market for the first time in nearly a century, Neptune occupies one of the most coveted coastal positions in Cornwall – a commanding elevated setting above the golden sands of Mawgan Porth, one of the county's most desirable surfing beaches.

Lovingly held within the same family since the 1930s, Neptune represents a truly rare opportunity to acquire a coastal home of exceptional potential. Set within approximately 0.31 acres of grounds, this detached four-bedroom residence enjoys breathtaking panoramic views across the Atlantic Ocean and the dramatic headlands that frame Mawgan Porth Bay.

The existing property extends to just over 1,230 sq. ft. and is approached via a private driveway with a detached single garage and extensive gardens to the front, side, and rear. The internal accommodation comprises four first-floor bedrooms, a family bathroom, and, on the ground floor, a spacious L-shaped living and dining room with dual aspect windows that make the most of the sea views, together with a modern fitted kitchen to the rear.

Constructed in the traditional manner with cavity block walls beneath a slate roof and fitted with UPVC double glazing, Neptune provides a comfortable home as it stands. However, its true allure lies in the remarkable development potential—offering discerning buyers the chance to design and create a bespoke coastal residence perfectly positioned to capture the magnificent ocean vista. Any redevelopment would, of course, be subject to the necessary planning consents.

This is a once-in-a-generation opportunity to secure a prominent coastal plot in one of Cornwall's most sought-after beachfront locations—an idyllic setting where the sound of the surf and the rhythm of the tides define daily life.

Neptune, Mawgan Porth, TR8 4DF

£1,700,000 guide



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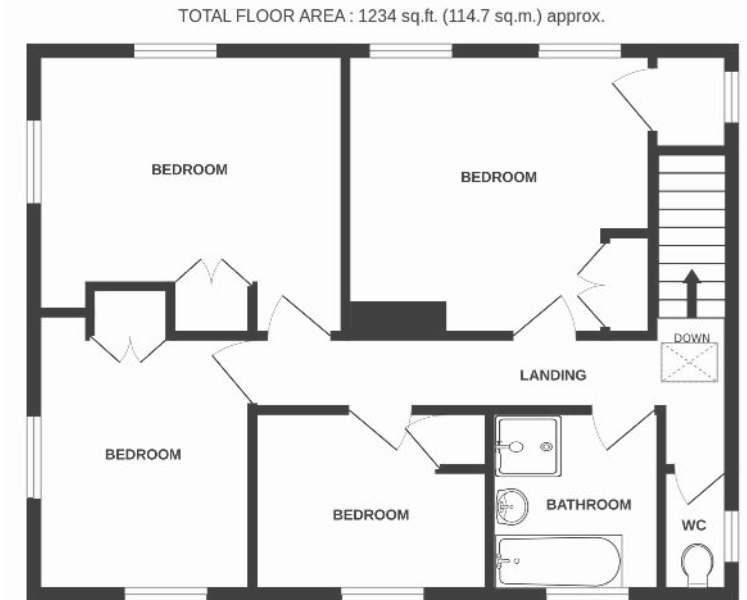
Services to Neptune include mains gas, water, electricity and drainage. EPC rating E. Council tax band F. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

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 Neptune, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Heading down the hill towards the beach, turn right into Tredragon Road. Follow Tredragon Road to the Scarlet and Neptune can be found opposite on the right hand side. The postcode for satellite navigation is TR8 4DF. What3words: keeps.indeed.piglets



1ST FLOOR
 600 sq.ft. (55.7 sq.m.) approx.

