Carloggas Farmhouse

ST MAWGAN

Jackie Stanley

ESTATE AGENTS

- ***Characterful Cornish Farmhouse Dating Back to the Early 1800's***
- ***Located in the Highly Sought After Cornish Village of St Mawgan***
- ***Over 2,470 Square Feet of Versatile Living Accommodation***
- ***Five Double Bedrooms/Two Bathrooms***
- ***Original Features including Slate Floors, Exposed Beams & Stone Walls***
- ***Generous Mature Gardens***
- ***Detached Garage with Ample Off Road Parking***

Situated within the sought after Cornish village of St Mawgan and just three miles from the renowned coastal hotspot of Mawgan Porth, is this charming period farmhouse dating back to the early 1800s.

Carloggas Farmhouse is brimming with character and retains a wealth of original features that beautifully reflect its heritage. From slate flagstone floors underfoot to exposed timber beams overhead and thick stone walls that have stood the test of time, every corner of the home tells a story of generations past, creating a warm and timeless atmosphere that is both welcoming and distinctive.

Extending to over 2,470 square feet of internal space, the farmhouse provides a wonderfully spacious and versatile layout suited to modern family living while preserving its traditional charm. The ground floor flows effortlessly between generous

living spaces, including a large kitchen, a practical utility room and two separate reception areas. At the heart of the home is an impressive 32-foot dual aspect sitting and dining room, a light-filled space perfectly suited to family gatherings, relaxed evenings or entertaining guests. Up on the first floor, five well-proportioned bedrooms offer comfortable accommodation, including a principal suite while the flexible layout presents opportunities for multi-generational living or, subject to the necessary planning permissions and building control approvals, the possibility of creating two separate dwellings.

Outside, Carloggas Farmhouse sits within generous and mature gardens that provide both privacy and a wonderful setting for outdoor living. There is ample space to enjoy the Cornish countryside, whether that means cultivating a kitchen garden, creating areas for relaxation, or simply soaking up the sunshine in peaceful surroundings. The size and layout of the grounds may also offer potential for a future building plot, subject to the relevant planning consents. A detached garage provides additional practicality along with plentiful off-street parking.

Combining historic charm, generous space, and exciting potential, this delightful farmhouse offers an exceptional lifestyle opportunity in one of Cornwall's most sought-after settings.

Carloggas Farmhouse, St Mawgan

TR8 4EQ £725,000 guide

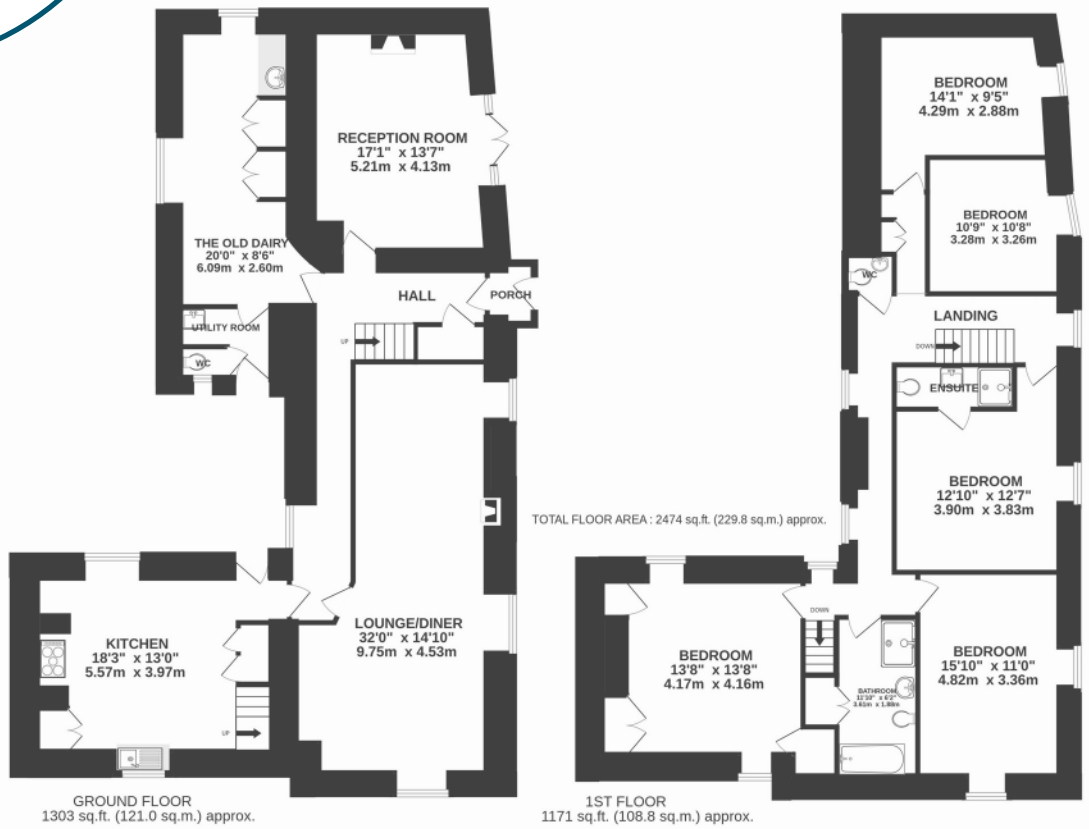
"Carloggas Farmhouse is brimming with character and retains a wealth of original features that beautifully reflect its heritage"

Services to the property include mains water, electricity and drainage with an oil fired central heating system. EPC rating E. Council tax band E. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

Carloggas Farmhouse is located within the sought-after village of St Mawgan and just three miles from the magnificent sandy beach at Mawgan Porth. St Mawgan is a picturesque village offering a post office, local shops, the popular Falcon Inn, a village green, a beautiful 13th-century church, and an outstanding primary school. Mawgan Porth has become one of the most desirable locations in North Cornwall, renowned for its expansive sandy beach which caters to surfers, swimmers, and bathers, along with stunning cliff and coastline walks. Fine dining is available nearby at the award-winning Scarlet Hotel, and guests can enjoy first-class spa and recreational facilities at both The Scarlet and Bedruthan Hotel.

The bay itself provides a variety of amenities, including a local store, cafés, eateries, The Merrymoor public house, surf schools, and gift shops. Walkers will find themselves perfectly placed to explore the South West Coastal Path, with scenic routes leading to Watergate Bay, Bedruthan Steps, and other spectacular coastal vistas within easy reach.

To find Carloggas Farmhouse, head east or west on the A39 and turn off the St Columb roundabout at signs to Newquay and St Mawgan. Follow to A3059 towards Newquay passing Mole Valley Farmers along the way. After the Gulf petrol station, turn right at signs for Watergate Bay and St Mawgan. Follow this road towards Newquay airport and then turn right at the signpost for St Mawgan. Drive down the hill and round the bend. Take the next turning on the left into Carloggas Farm leading to Ball Lane. Take the next left into the cul-de-sac of Carloggas Farm and Carloggas Farmhouse at the end of the cul-de-sac. The postcode for satellite navigation is TR8 4EQ. What3words: boarding.protected.perfected



rightmove OnTheMarket propertymark @jackiestanleyea