Kandahar
TREVARRIAN
Jackie Stanley
ESTATE AGENTS

- ***Striking Contemporary Home in Private, Secluded Setting***
- ***Tranquil Coastal Hamlet on the Outskirts of Sought After Mawgan Porth & Desirable Watergate Bay***
- ***Four Double Bedrooms & Two Modern Bathrooms including Master En-Suite***
- ***Stunning Vaulted Open Plan Living Space with West Facing Balcony***
- ***Heated Swimming Pool & Millboard Terrace***
- ***Detached Gym with Sauna***
- ***Long Private Driveway with Ample Parking & Garage/Home Office***

Kandahar is an exceptional, architecturally striking four double bedroom home offering a superb standard of contemporary living, set within a private and secluded position within the pretty coastal hamlet of Trevarrian, between desirable Watergate Bay and highly sought after Mawgan Porth.

Hidden from public view and approached via a long driveway, the accommodation has been thoughtfully designed to maximise space and natural light. On the ground floor there are four well proportioned double bedrooms, including a luxurious principal bedroom with a stylish en-suite shower room alongside a beautifully appointed family bathroom. A stunning high-ceiling entrance hall creates an immediate sense of space and elegance on arrival.

The first floor is entirely open plan and truly impressive, featuring a dramatic vaulted ceiling and an abundance of natural light from Velux windows. The contemporary kitchen is fully integrated and finished to a high specification, complete with double eye-level ovens, a built-in coffee machine, wine chiller, induction hob and stone work surfaces. Bi-fold doors open onto a large balcony terrace, perfectly positioned for al fresco dining while enjoying west-facing views across open agricultural fields.

Externally, the property continues to impress with a heated swimming pool with solar electric pool cover incorporating a built-in current for continuous swimming, surrounded by a Millboard terrace and mature planted borders providing both privacy and a refined setting. A detached gym with patio doors and Millboard cladding offers a generous and versatile space, ideal for fitness equipment with an integral sauna.

Further benefits include ample driveway parking, bike storage, an attached garage with a section retained for storage and the remainder converted into a home office and an overall sense of privacy that makes Kandahar a truly special and secluded home, perfectly suited for modern family living and entertaining.

Kandahar, Trevarrian, TR8 4AQ

£820,000 guide

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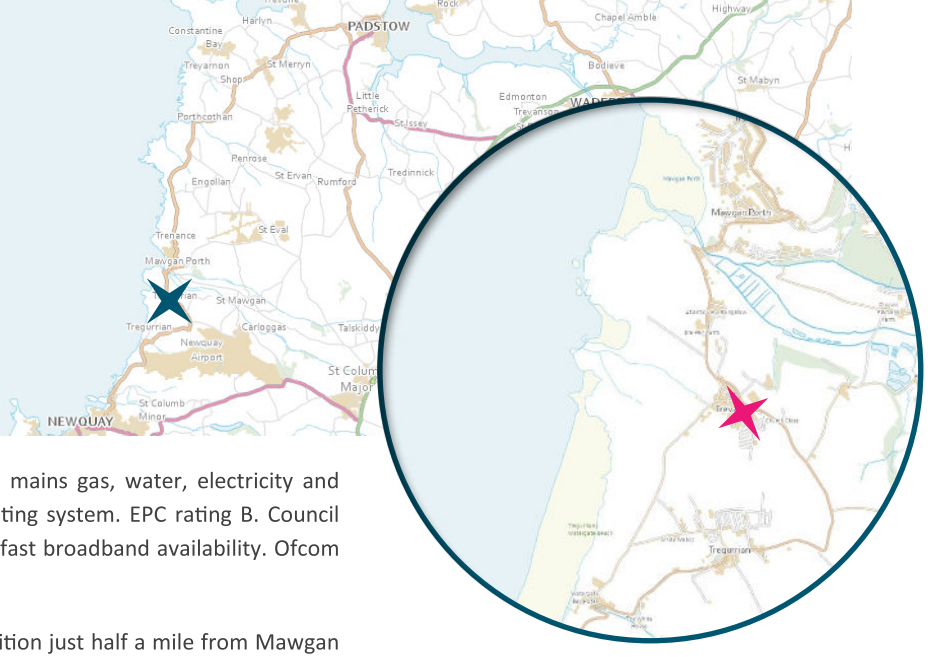

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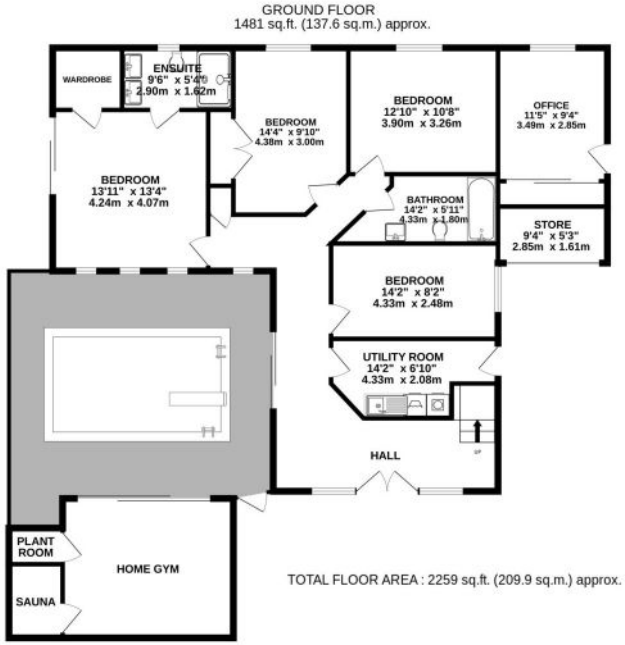

Services to the property include mains gas, water, electricity and drainage with an underfloor heating system. EPC rating B. Council tax band E. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile coverage.

Kandahar enjoys an enviable position just half a mile from Mawgan Porth, one of North Cornwall's most sought-after coastal destinations. The magnificent sandy beach is renowned for its excellent water sports, appealing to both surfers and swimmers alike, while the surrounding cliffs and coastline offer breathtaking walks in every direction. The area also benefits from superb local dining, including the award-winning Scarlet Hotel, which offers fine cuisine alongside exceptional spa and leisure facilities, as well as those at the nearby Bedruthan Hotel.

Mawgan Porth itself provides a range of everyday amenities including a local store, cafés, restaurants, surf school, gift shops and the popular Merrymoor public house. The South West Coast Path is easily accessible, offering spectacular walks to nearby highlights such as Watergate Bay and Bedruthan Steps.

The picturesque harbour town of Padstow is just a few miles away and is home to an outstanding selection of renowned restaurants, including Rick Stein's celebrated seafood restaurant, Paul Ainsworth's Michelin-starred No.6 and the highly regarded Prawn on the Lawn.

The peaceful hamlet of Trevarrian lies just under a mile from the expansive golden sands of Watergate Bay, a well-known surfing hotspot. The bay is accessible on foot via nearby lanes and footpaths, as is the charming Travellers Rest village pub. The location is also particularly convenient, with the A30 reachable in under 15 minutes and Newquay Airport just a couple of minutes away, offering both domestic and international flights. Watergate Bay itself hosts a vibrant calendar of events throughout the year, including surf competitions, creating a lively and energetic coastal community atmosphere.

To find Kandahar, from Newquay airport head West. At the first T junction, turn right onto the B3276 signposted to Mawgan Porth and follow for approximately 0.6 miles. Pass the Travelers Rest Public House and continue round the bend. Take the next road on the right, signposted Trevarrian Lodge and continue straight down the lane passing another sign for Trevarrian Lodge. The driveway entrance to Kandahar can be found further along on the right hand side. The postcode for satellite navigation is TR8 4AQ. What3words: snapper.outbound.live

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