7 Karn Havos

NR MAWGAN PORTH

- ***Cool Contemporary Coastal Holiday Home with an Eye Catching Architectural Design***
- ***Superbly Elevated Position with Ocean & Rural Inland Views***
- ***Part of a Select Development Adjacent to Bedruthan Steps within an Area of Outstanding Natural Beauty***
- ***Three Double Bedrooms/Two Contemporary Bathrooms***
- ***Stunning Vaulted Open Plan First Floor Living with Sea Facing Balcony***
- ***Exceptional Energy Efficiency with Solar PV & Air Source Underfloor Heating System***
- ***Allocated Parking for Two Vehicles***

Built in splendid isolation and displaying a uniquely conceived architectural design, 7 Karn Havos forms part of an exclusive collection of just nine individual coastal homes, positioned moments from Bedruthan Steps within an Area of Outstanding Natural Beauty on the spectacular North Cornish coast.

The setting is quite exceptional. From its elevated position, the property commands views of the Atlantic Ocean while the outlook inland is equally impressive, stretching across open countryside towards Bodmin Moor.

Designed to make the very most of its remarkable position, the house has a striking

reverse-living arrangement, with three double bedrooms and two beautifully appointed bathrooms arranged across the ground floor, leaving the entirety of the first floor to the principal living accommodation.

The ground floor provides three double bedrooms, one of which benefits from its own contemporary en-suite shower room together with a stylish family bathroom. Villeroy & Boch sanitary ware, heated mirrors and carefully considered low-level LED lighting contribute to the high-quality finish while zoned underfloor heating and engineered oak flooring continue the clean, contemporary feel throughout. A separate utility room completes the ground-floor accommodation, discreetly housing the property's principal services and providing valuable additional practicality.

The entire first floor is devoted to a spectacular open-plan kitchen, dining and living space beneath an impressive high vaulted ceiling. Extensive areas of argon-filled triple glazing flood the room with natural light and ensure that the impressive surroundings remain the defining feature of the interior. The contemporary kitchen has been designed with both aesthetics and practicality in mind, incorporating a comprehensive range of

7 Karn Havos, Nr Mawgan Porth

PL27 7FS £995,000 guide

integrated appliances including a tall fridge/freezer, wine fridge and eye level oven and microwave. A substantial island provides a natural focal point with the kitchen flowing seamlessly into the dining and sitting areas beyond. From the kitchen space, doors open onto a terrace to the side, creating a superb extension of the principal accommodation for outdoor dining and entertaining. From the living space, one can walk straight onto the inset balcony. This elevated vantage point takes full advantage of the property's remarkable position, with an outlook across the Atlantic ocean and witness the ever changing conditions of the sea.

The technical specification is equally impressive and reflects the energy-efficient philosophy behind Karn Havos. An air source heat pump supplies zoned underfloor heating throughout, complemented by mechanical ventilation with heat recovery (MVHR), an integrated solar photovoltaic system and highly insulated and sealed construction. Together with the triple glazing, these measures have been designed to deliver exceptionally low running costs and contribute to the property's excellent EPC A rating.

Number 7 also benefits from parking for two vehicles together with a Zappi EV charging point. There is use of the communal gardens and an external shower – ideal for rinsing off after returning from the beach.

7 Karn Havos presents a opportunity to acquire an exceptionally well-equipped, energy-efficient and coastal holiday home in one of the most dramatic settings in North Cornwall. Services to the property include mains water and electricity, private drainage and air source underfloor heating. EPC rating A. Council tax band E. Ofcom indicate ultrafast fibre-optic broadband. Ofcom indicate 5G mobile coverage.

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architectural design"

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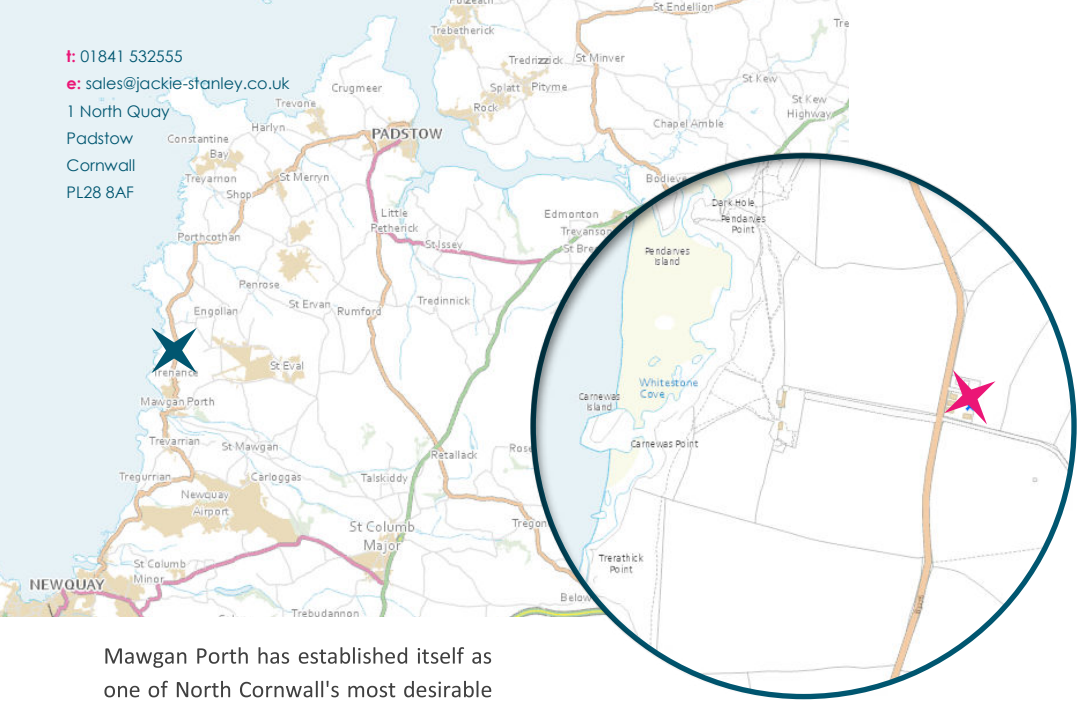

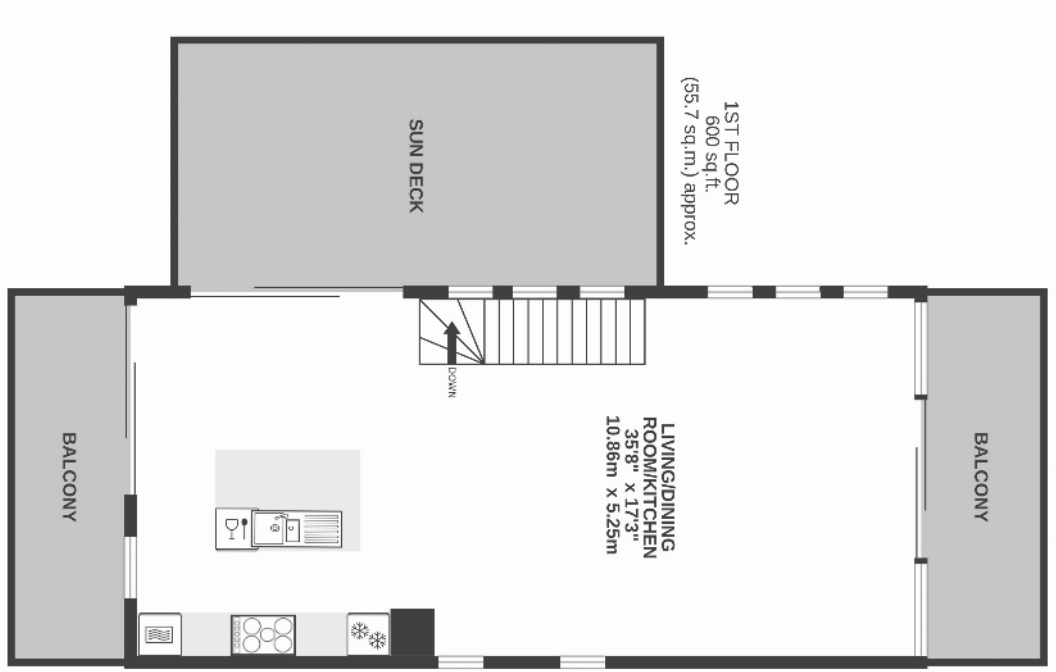

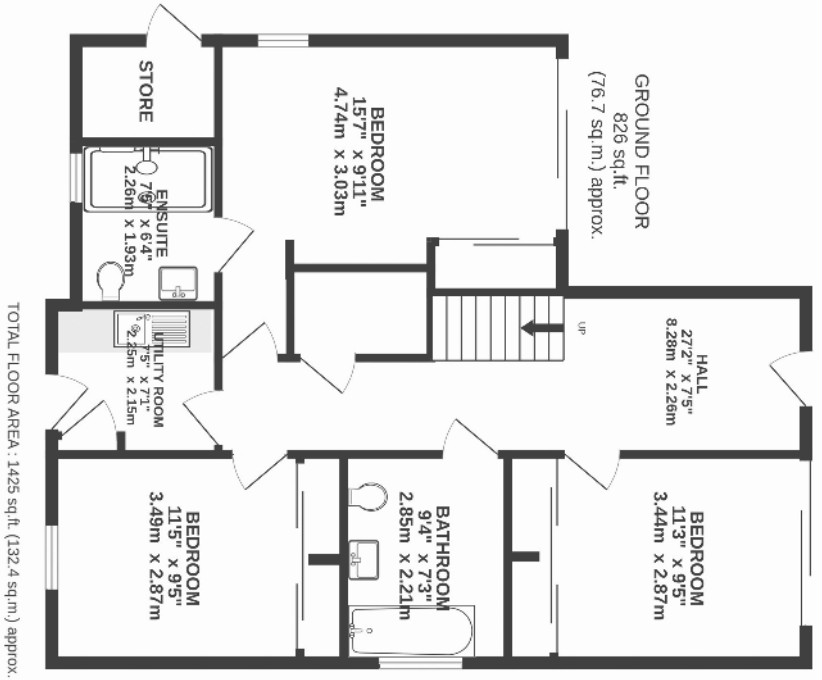

Mawgan Porth has established itself as one of North Cornwall's most desirable coastal destinations, combining a magnificent sandy beach with dramatic scenery, excellent amenities and ready access to some of the finest stretches of the North Cornish coastline. The beach is popular with surfers, swimmers and families alike, while the surrounding cliffs provide spectacular walking along the South West Coast Path, with Watergate Bay and Bedruthan Steps both within easy reach. Mawgan Porth itself offers a good range of amenities including a local store, cafés and eateries, The Merrymoor Inn, surf school and gift shops. The renowned Scarlet and Bedruthan hotels are also close by, providing highly regarded dining together with first-class spa and leisure facilities.

The picturesque harbour town of Padstow is only a few miles distant and has become one of Cornwall's foremost culinary destinations, home to Rick Stein's renowned Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and Prawn on the Lawn, alongside an excellent collection of cafés, pubs, galleries and independent shops. Despite the wonderfully secluded feel of Karn Havos, communications are convenient. The A30 can be reached in approximately 20 minutes, while Newquay Airport is around 2.4 miles away. Bodmin Parkway provides mainline rail services to London Paddington and is approximately 30 minutes by car.

To find Karn Havos, leave Mawgan Porth on the B3276 passing the Bedruthan Hotel and out through the Trenance side. Follow the B3276 North for approximately 0.6 miles and Karn Havos can be found along on the right hand side .The postcode for satellite navigation is PL27 7FS. What3words: king.develop.upsetting

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