

Tredragon Spring | Mawgan Porth





Tredragon Spring

TRENANCE, MAWGAN PORTH, TR8 4DB

Versatile family beach retreat enjoying sublime beach views over Mawgan Porth and providing highly versatile living accommodation with modern interiors throughout both the main house as well as the two attached apartments.

Contemporary beach house

Completed in 2016

Around 4,000 sq ft of versatile accommodation

Sea views from most rooms

Two one bedroom apartments

Beautifully landscaped gardens

Expansive living spaces

Extensive parking

Set in 0.45 acres

Distances

Mawgan Porth beach – 350 yards; Watergate Bay – 3; Porthcothan Bay – 3

Cornwall Airport (Newquay) – 3; Padstow – 10; Wadebridge – 13; Truro – 14

(all distances are approximate and in miles)



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The Location

Located on the north Cornish coast between Padstow and Newquay, the seaside village of Mawgan Porth is set around its stunning sandy beach at the seaward end of the Vale of Lanherne. The broad expanse of sand and cliff top walks makes it perfect for young families, ramblers and surfers alike.

Positioned above the beach, the iconic Scarlet Hotel & Spa has recently been named as one of the top spa hotels in the country, whilst nearby is the locally renowned Retorrick Mill, serving locally sourced wood-fired food. Mawgan Porth has a range of local shops including a cafe, surf shop, convenience store and deli as well as a farm shop on the hill above.

Connections are excellent from Mawgan Porth with Cornwall Airport located just three miles away providing regular flights to London Gatwick along with a wide range of UK and European destinations.

The Property

Tredragon Spring is a superb coastal family home, designed to maximise the location with minimalist, contemporary and chic beach style interiors incorporating outdoor and indoor living. The highly versatile design of the property allows for the main accommodation not to be imposed by the two adjoining apartments, allowing flexible and modern living.

At the first floor level, the main entrance is accessed via a glazed and galvanised bridge, opening up to a spacious and light sitting room with full width sliding doors to the expansive sun deck with panoramic sea, beach and coastal views. The master bedroom enjoys similar sublime views with a sliding door to the sun deck, whilst the boutique style bathroom has a large walk-in shower, bath and twin basins. The guest bedroom is also en suite and enjoys sea views. There is a third bedroom with an outlook to the rear of the property.

At garden level, the spacious family room is the heart of the home, over 27' in length with oak flooring and full-width sliding doors providing access to the outdoor covered deck. The bespoke kitchen has Neff and Bosch appliances with Ash work tops and a central island as a focal point.

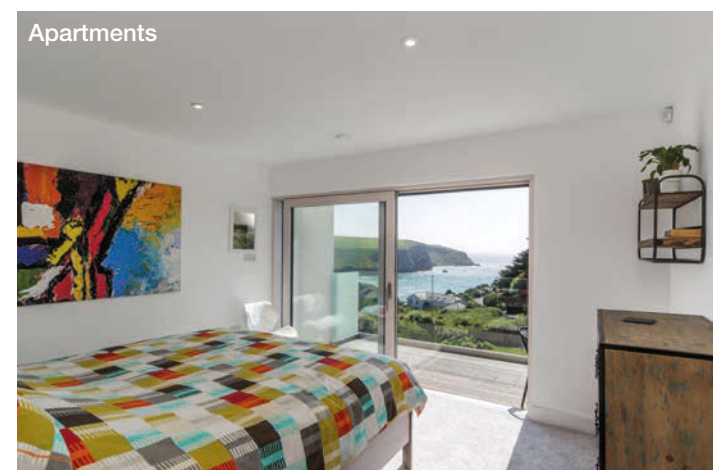
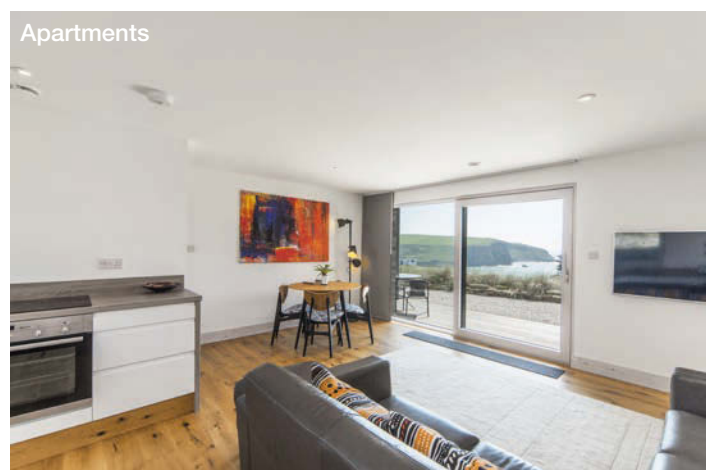
The versatile garden room, located off from the family room is currently used as a home office which could be used as a further guest suite if required. The fourth en suite bedroom and utility room complete the ground floor accommodation.

Apartments – ‘Tresanto’ and ‘Cloud Break’

Both apartments have been designed and built to the same specification as the main house and provide perfect overflow / ancillary accommodation or holiday letting units.

Both feature a double bedroom with sea views and beautifully designed shower rooms. The open plan living rooms are separated into dining and living areas with the kitchens being finished with Neff and Bosch integrated appliances. Tresanto (ground floor) has a privately screened terrace whilst ‘Cloud Break’ (first floor) has a full width balcony.





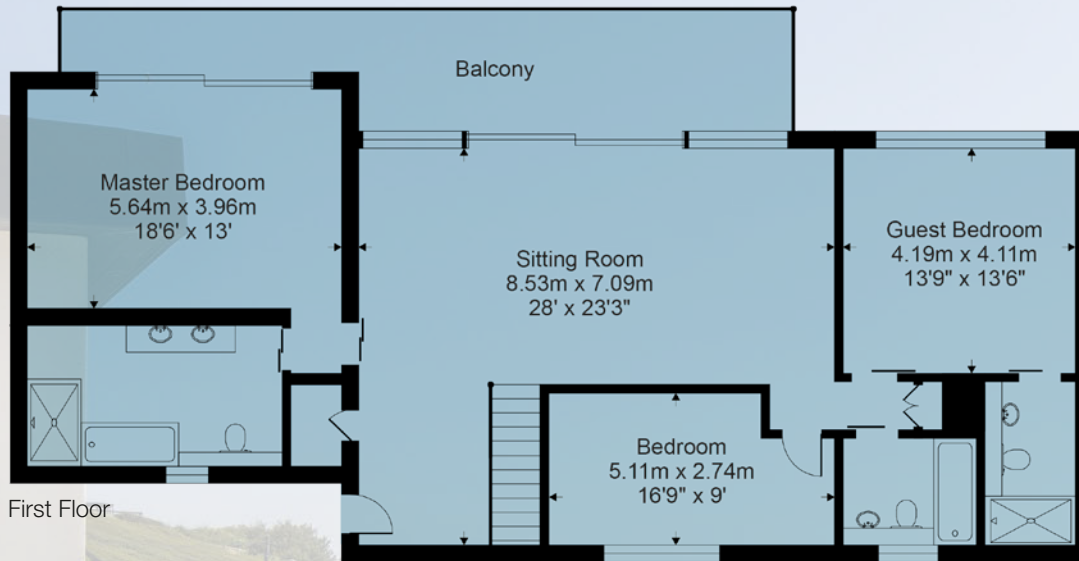




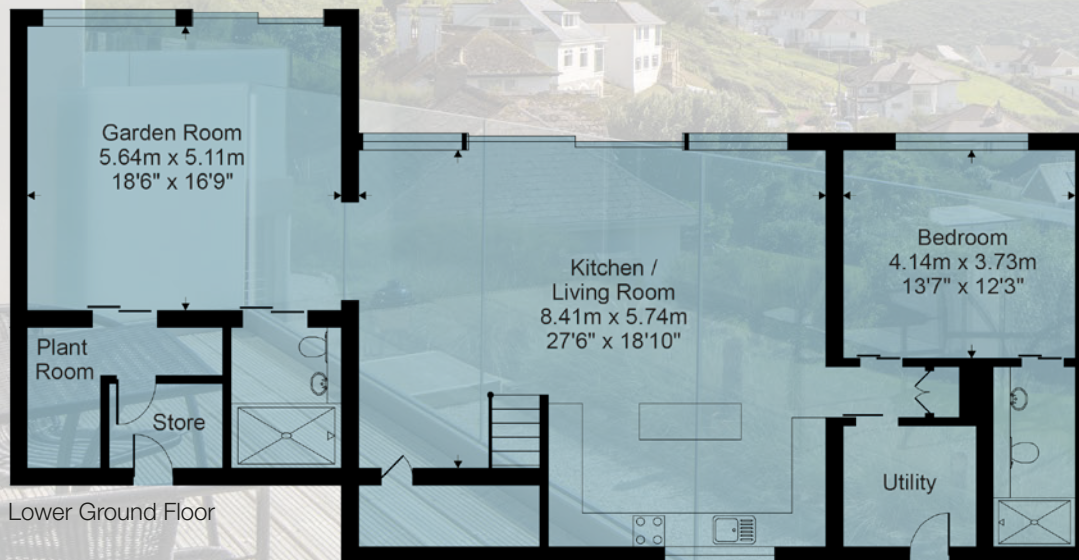
Tredragon Spring

Approximate Gross Internal Area:
Main House: 270.8 sq m / 2915 sq ft
Cloud Break: 48.7 sq m / 524 sq ft
Tresanto: 48.7 sq m / 524 sq ft
Total: 368.2 sq m / 3963 sq ft

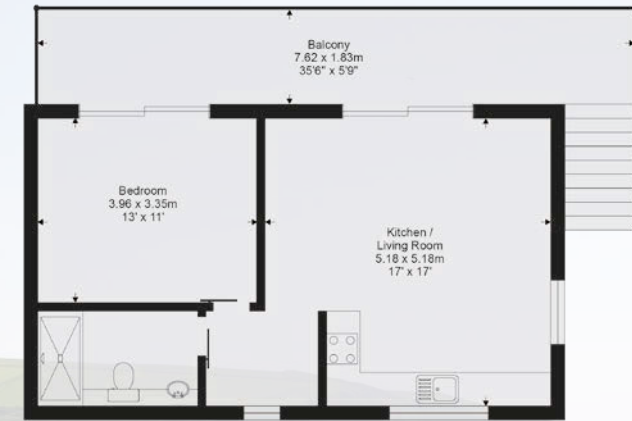
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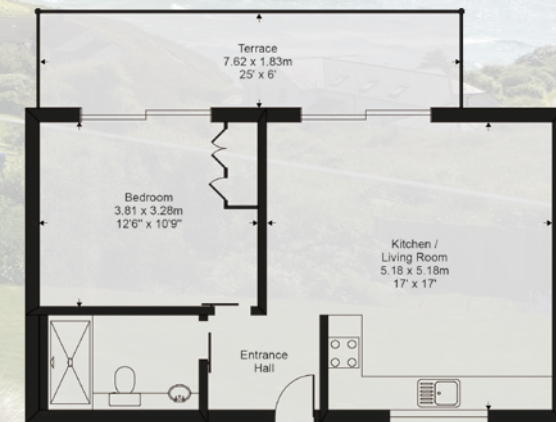
First Floor



Lower Ground Floor



First Floor - 'Cloud Break'



Ground Floor - 'Tresanto'

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Gardens

The south-west facing gardens to the front of the property are level and mainly laid to lawn and privately screened by the high fencing. There are well stocked beds with perennial shrubs, gunnera and wild flowers and a stream runs along the southern boundary. A gravelled path wraps around the entire property and to the rear is a triple tiered natural stone wall creating privacy, topped with perennial shrubs and grasses.

There is parking for up to three cars adjacent to the main entrance and a gated parking area for at least five cars at garden level.

Specification

- Oak flooring throughout the majority of the ground floor accommodation
- Concealed sliding doors throughout
- Triple glazed aluminium windows
- Heat recovery system
- Underfloor heating throughout
- Designed by Cornish architects Purl Design



SERVICES

Mains water, electricity gas and drainage.
Broadband: superfast fibre optic is available.

TENURE

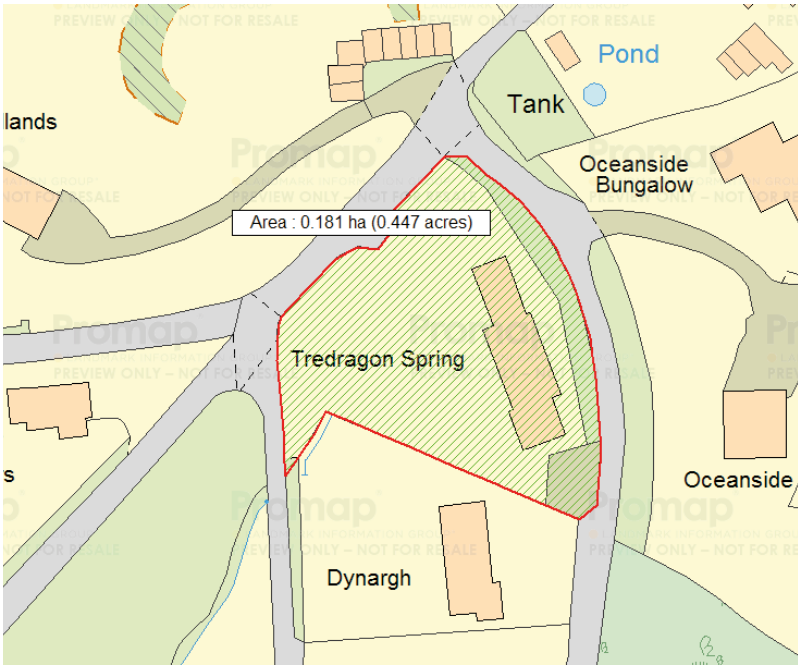
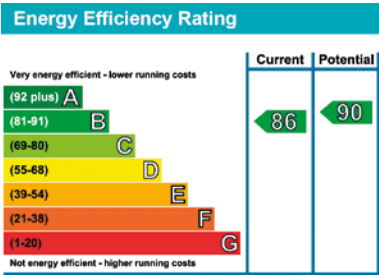
Freehold.

VIEWINGS

Strictly by prior appointment with Savills.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.





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