

# PANORAMA | MAWGAN PORTH











# PANORAMA

TRENANCE, MAWGAN PORTH,  
CORNWALL, TR8 4BY

*World-class coastal residence enjoying  
outstanding coastal and countryside  
views set within just over half an acre  
of gardens.*

Mawgan Porth beach – 0.8; Watergate Bay – 3;  
Porthcothan Bay – 3; Cornwall Airport (Newquay) –  
3; Padstow – 10; Wadebridge – 13; Truro – 14  
(all distances are approximate and in miles)

Architect designed coastal retreat  
Completed in 2016

Versatile reverse-level accommodation

Panoramic coastal and countryside views from all  
principal rooms

Six bedrooms and study

Superb open plan living space

Generous south facing terraced lawns

Full width patio terrace and balcony

Double garage and gated parking for several cars



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## The Property

Occupying one of the larger plots in Trenance and set within an elevated position commanding panoramic coastal and countryside views, Panorama is quite simply a world-class seaside home. This superb coastal property enjoys a prominent position on the northern side of Mawgan Porth, one of Cornwall's most desirable seaside locations. Designed by Lilly Lewarne architects and remodelled from the original 1960s building to maximise the view of the landscape whilst providing a contemporary lifestyle, Panorama's open plan, reverse level accommodation is complemented perfectly by professional interior design to create a relaxed and inspiring atmosphere.

Incorporating outdoor and indoor living, the open plan living area features three sets of floor to ceiling sliding windows leading out to the balcony providing plenty of space for al

fresco dining and entertaining. Five of the bedrooms benefit from sliding windows to the patio terrace. The architect-designed arrangement enables full enjoyment of the countryside and coastal views reaching as far as St Agnes Beacon and beyond.

The spacious entrance porch opens into the hallway defined by a part-galleried landing. The ground floor accommodation is thoughtfully arranged to suit two families with a superb en suite master bedroom and three further double bedrooms to one side and an en suite guest bedroom, further bedroom and family bathroom to the other. At the far end of the property is a utility/laundry room with an external door leading out to the outdoor shower area, perfect after a day on the beach. Completing the ground floor is a WC / shower room.





On the first floor, glazed French doors lead to the open plan living area and immediately provide breath-taking panoramic views over the far reaching costal landscape. Extending to cover the entire width of the property, the space has been thoughtfully arranged and defined to provide four distinct areas:

The triple aspect sitting area enjoys an abundance of natural light with a vaulted ceiling and large contemporary wood burner, ideal for those stormy winter evenings. The sliding doors provide access to the sun terrace which has a panoramic backdrop of sea, beach and costal views, perfect for enjoying outdoor family entertaining. Steps lead down to the gardens below. The dining area comfortably seats 12 and the high quality fitted kitchen is equipped with integrated NEFF appliances, Silestone worktops, induction hob, wine cooler,

intercom system and lighting control panel. A breakfast bar provides an additional casual eating space. At the far end of the room, the TV area provides further living space.

Completing the first floor accommodation is a study, adjacent WC and access to the loft.

## Garden & The Exterior

The generous south-west facing gardens to the rear of the property are terraced and laid to lawn. The patio extends along the full width of the property and leads around the side of the house towards the outside shower area and gated access to the front. There is gated parking for several cars along with a double garage and external lighting.

## Specification

- Triple glazed aluminium windows
- Neff appliances and Silestone worktops
- Intercom system
- Bathrooms and en suite quipped with Hansgrohe, VADO and Roca sanitary ware
- Balcony lighting
- SCAN contemporary wood burner



## 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.

A short distance to the south is Watergate Bay, with a two mile stretch of sandy beach that offers excellent facilities including the Extreme Sports Academy and the award winning restaurant "Fifteen Cornwall" founded by Jamie Oliver. To the north are the superb beaches of Porthcothan, Treyarnon, Constantine and Harlyn. There are excellent golf courses at Mawgan Porth (Merlin) and Trevose.

Around ten miles to the north, the quaint fishing village of Padstow provides an excellent range of pubs and restaurants including Rick Stein's world-famous Seafood Restaurant together with many other recreational facilities and a pedestrian ferry to the exclusive resort of Rock situated on the opposite side of the estuary.



## Directions

From the airport turn left towards Newquay and turn right at the T-junction along the B3276 towards Padstow, Trenance and Mawgan Porth. Continue through Trevarrian and continue down the hill into Mawgan Porth. Drive past the beach and continue up the hill into Trenance. Turn left immediately after the old stone buildings, then take the first right. Panorama will be found at the top of the lane on the left hand side.

## Services

Mains water, drainage and electricity. Gas central heating. Broadband: Superfast is connected.

## 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.

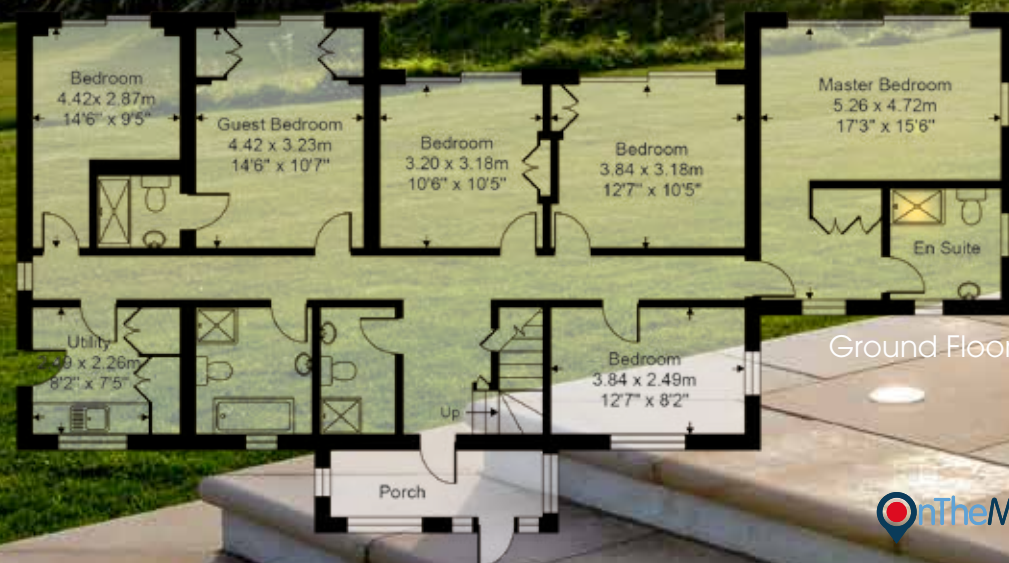




**Panorama**  
Approximate Gross Internal Area:  
280 sq m / 3014 sq ft  
(Excludes Restricted Head Height & Void / Includes Garage)  
245.9 sq m / 2647 sq ft  
(Excludes Restricted Head Height, Void & Excludes Garage)  
For Identification only - Not to scale



First Floor



Ground Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		Current   Potential
		73   80

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