

# ST. ROCHE

MAWGAN PORTH, NEWQUAY, TR8 4BN



savills



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Versatile detached house in a generous plot,  
with far-reaching views over Mawgan Porth  
and the Vale of Lanherne

Two storey building of over 1,600 sq ft

Far Reaching coastal and countryside views

Surrounded by level gardens of about 0.2 acre

Walking distance to beach and local amenities

Integral garage and off-road parking

Two bedrooms with en suite and large reception room  
with coastal views

Lower ground floor self- contained flat

## **Distances:**

Cornwall Airport (Newquay) about 2 miles,  
Newquay about 4 miles, Padstow about 9.5 miles,  
Bodmin Parkway station about 20 miles,  
Truro about 20 miles.

## **LOCATION**

St. Roche is set above a wide river valley, which forms the Vale of Lanherne, a Site of Special Scientific Interest, designated as such due to its varied bird populations. As well as overlooking this valley, St. Roche is adjacent a site of archaeological importance, believed to contain the remains of a medieval village, which also enjoys environmental protection.

Located on the North Cornish coast between Padstow and Newquay, the seaside village of Mawgan Porth is set around a 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. 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. To the north are the superb beaches of Porthcothan, Treyarnon, Constantine and Harlyn. There are excellent golf courses at Mawgan Porth (Merlin) and Trevose. Connections are excellent from Mawgan Porth with Cornwall Airport located just two miles away providing regular flights to London along with a wide range of UK and European destinations.

### THE PROPERTY

St. Roche is a versatile detached house with accommodation over two floors, which dates from the 1930's. The building has been extended in recent years and provides an exciting opportunity for refurbishment or re-development, subject to the necessary consents.

The existing layout comprises two independent units of accommodation, with two ensuite bedrooms, a reception hall, living/dining room and kitchen at ground level, and a self-contained one bedroomed annexe on the lower ground floor, with a kitchen, shower room and study/second bedroom.

A shared driveway leads along the property's western boundary to a tarmacked parking area to the side of the house and integral garage. There is an attractive terraced garden and patio area, which command wonderful views of the beach, the vale and surrounding village – perfect for relaxing and entertaining.

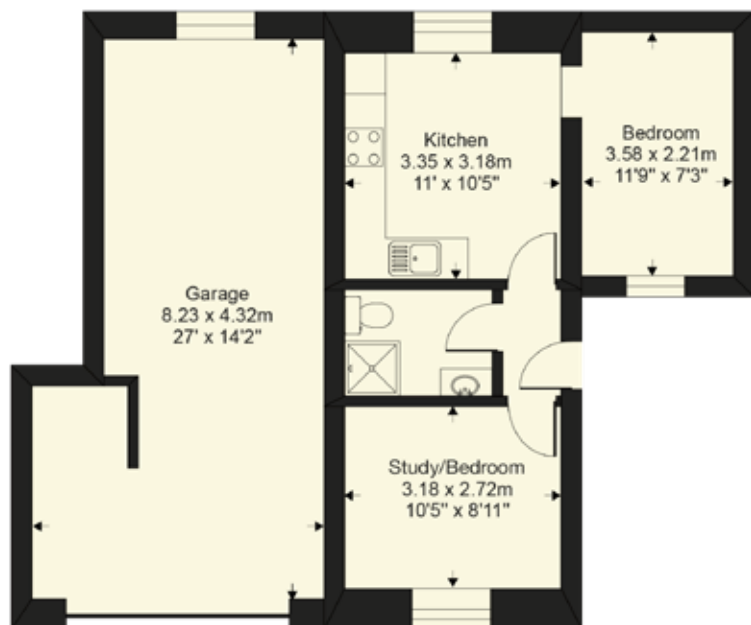
Raised flower and vegetable beds, well-kept lawns and neat tamarisk hedge make for an attractive, maintainable garden, within which there is also a garden shed and greenhouse. There is a green lane which leads along the property's eastern boundary to a neighbouring property, over which, St. Roche has a right of access.

### SERVICES

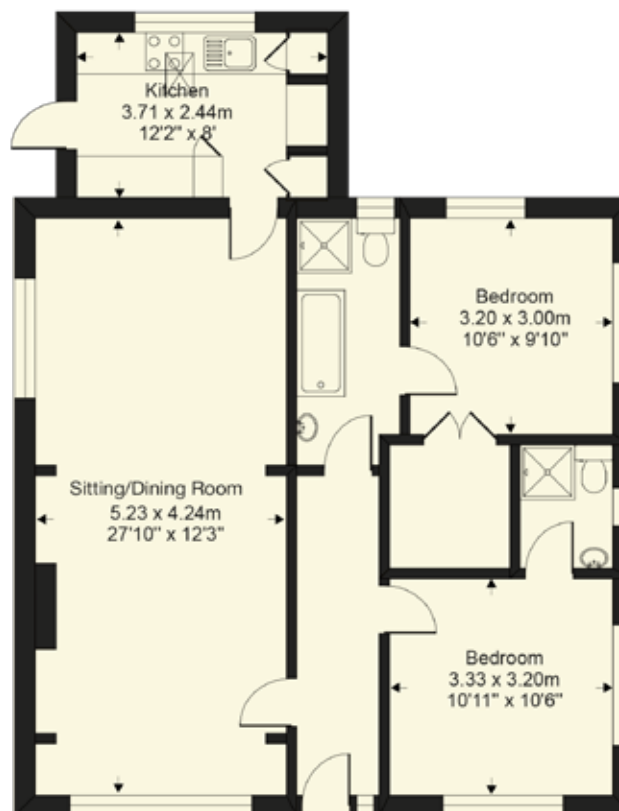
Mains water & gas. Private Drainage. Superfast Broadband is available.

## ST. ROCHE

Approximate Gross Internal Area:  
150.3 sq.m. / 1618 sq.ft.  
(Includes Garage)



Lower Ground Floor



Ground Floor



## DIRECTIONS

From Truro take the A30 eastwards, until the A39 slip road signposted to Wadebridge. Keep left and at Highgate roundabout take first left. Stay on A39 until Trekenning roundabout, take the first exit and continue on the A 3059 until the right turn to Newquay airport on the B 3276. Go past the airport to a T junction where turning right will bring you down into Mawgan Porth. Just past the beach ascend the hill and St. Roche is easily visible your right.

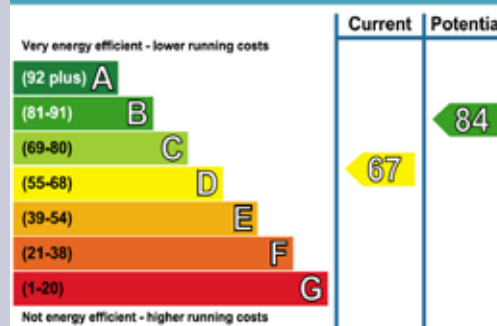
## TENURE

Freehold

## VIEWINGS

Strictly by prior appointment with Savills.

## Energy Efficiency Rating



## IMPORTANT NOTICE:

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## SAVILLS TRURO

73 Lemon Street,  
Truro,  
Cornwall TR1 2PN  
01872 243 200  
cornwall@savills.com

