



Jackie Stanley
ESTATE AGENTS



5 Karn Havos

NR MAWGAN PORTH



- **Cool Contemporary Fully Furnished Coastal Home with an Eye Catching Architectural Design**
- **Part of a Select Development Adjacent to the Beach at Bedruthan Steps within an Area of Outstanding Natural Beauty**
- **Superbly Elevated Position with Ocean, Coastal & Rural Inland Views**
- **Three Double Bedrooms/Two Luxurious Contemporary Bathrooms**
- **First Floor Open Plan Living Accommodation Featuring a Vaulted Ceiling & Three Balconies with Hot Tub**
- **Fully Integrated Contemporary Kitchen**
- **Integrated Solar PV Roofing System & Air Source Underfloor Heating System**
- **Two Allocated Parking Spaces & Communal Gardens**

Built in splendid isolation with a uniquely conceived architectural design, 5 Karn Havos is part of select coastal development located a stones throw from the beach at Bedruthan Steps in an Area of Outstanding Natural Beauty on the North Cornish Coast. The property boasts views across the Atlantic ocean and coastline, not to mention an impressive panoramic aspect of rural inland towards Bodmin Moor.

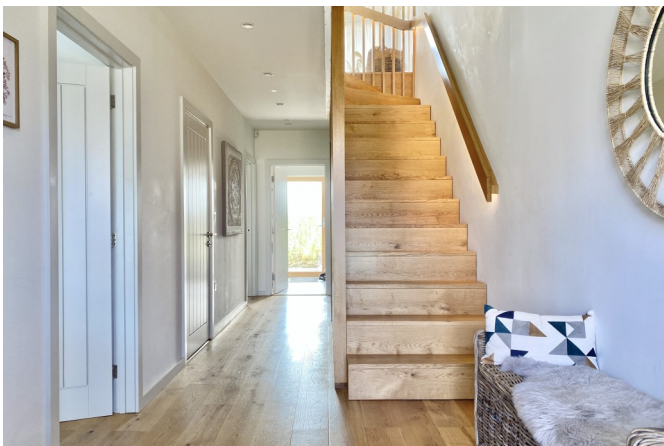
Number 5 is one of only nine similarly designed houses with a reverse living arrangement, three double bedrooms, two contemporary bathrooms with Villeroy and Boch sanitary ware, utility room and a host of fully integrated smart home technology all completed to exacting standards.

Noteworthy features include an air source underfloor zonal heating system, mechanical ventilation with heat recovery, integrated solar PV roofing system, low energy LED lighting, larch cladding to the exterior and argon filled triple glazing throughout. The property also comes fully furnished.

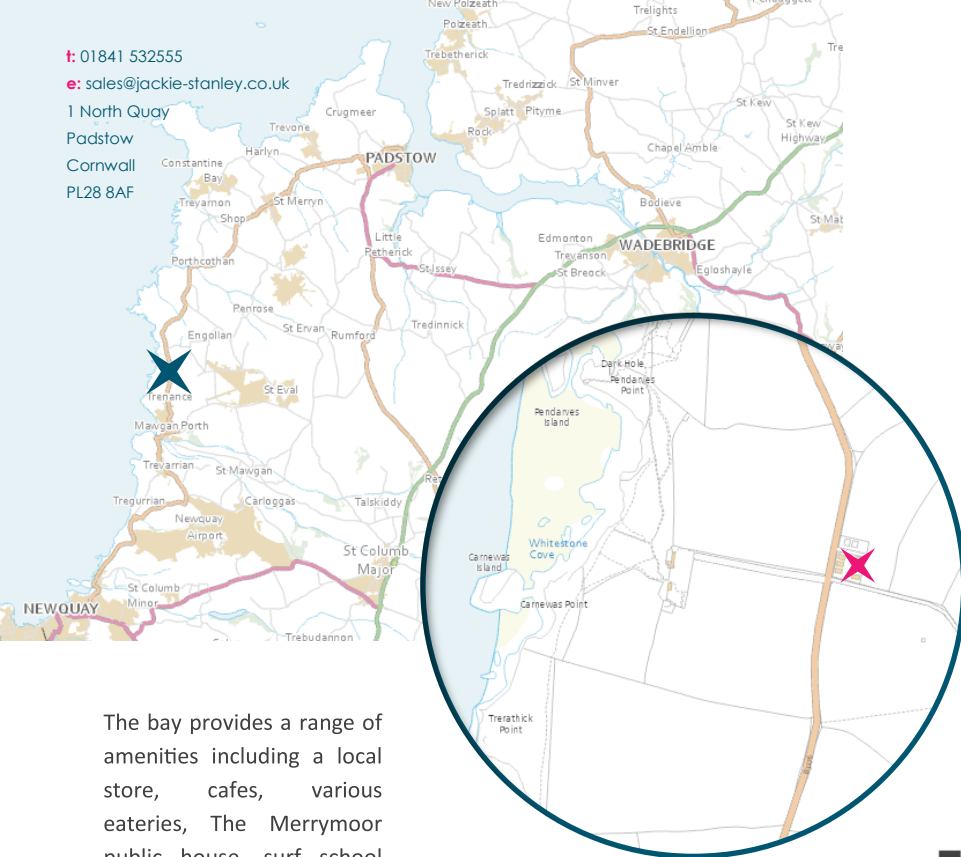
The entirety of the first floor is open plan with a high vaulted ceiling above, allowing natural light and panoramic views to catch the eye at every turn. The contemporary kitchen boasts fully integrated A rated appliances whilst a luxurious hot tub can be found on one of the three balcony/terraces.

Number 5 benefits from two allocated parking spaces, one with an EV charger, and use of the communal gardens. The property has a very handy storage room and external shower for washing the sand off after a day at the beach. Services to the property include mains water and electricity, private drainage with an air source heating system and superfast fibre optic broadband. EPC rating A.

**5 Karn Havos, Nr Mawgan Porth,
PL27 7FS**
£1,050,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



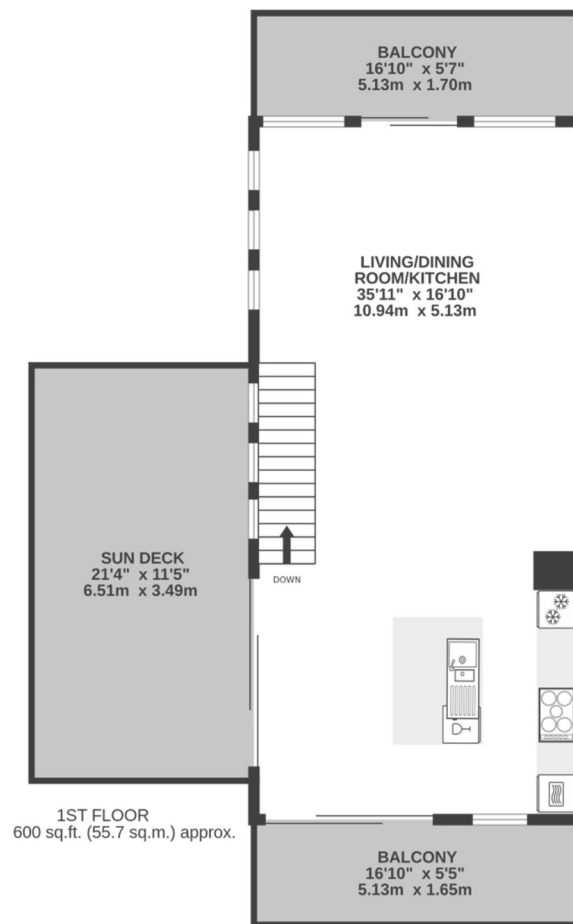
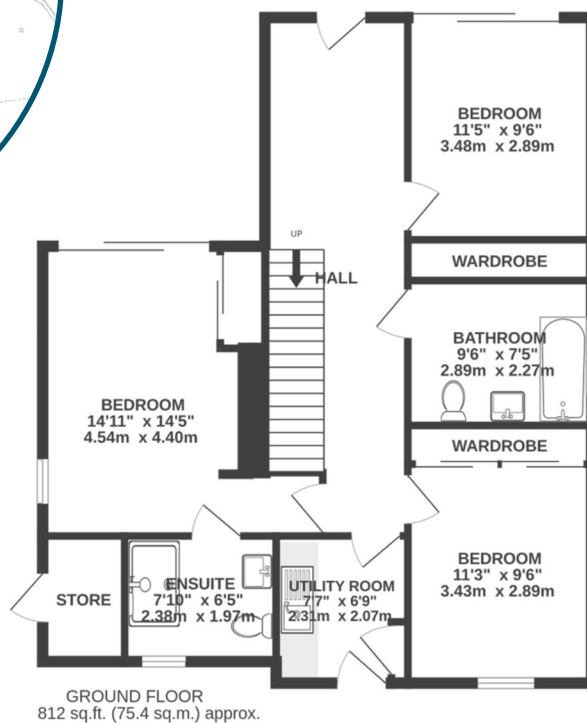
Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet & Bedruthan Hotel.

"Built in splendid isolation with a uniquely conceived architectural design, located just a stones throw from the Bedruthan Steps"

The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps being within easy reach.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minutes drive away with routes into London Paddington.

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: ordeals.obtain.drivers



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.