

Green Ocean
MAWGAN PORTH



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ESTATE AGENTS





- **Fabulous Views of the Beach & Sea**
- **Elevated Position above the Golden Sands of Sought After Mawgan Porth**
- **Open Plan Living Space with Ocean Views**
- **Two Genuine Double Bedrooms & One Family Bathroom**
- **Allocated Parking**
- **Private Patio & Communal Gardens**
- **Moments from Golden Sands of Mawgan Porth Beach**
- **Successful & Highly Appealing Holiday Let**



Elevated just above the magnificent beach of Mawgan Porth, one of the most sought after bays on the rugged North Coast of Cornwall, is Green Ocean. This ground floor apartment occupies a fine position on the Trenance side of the bay offering spectacular views of the beach and ocean beyond. Moments from the golden sand of the revered beach below, Green Ocean enjoys a tranquil ambience and eye catching outlook.

The accommodation is comprised of a useful storm porch followed by an open plan living space including a fitted kitchen, space for sofas and occasional furniture. Glorious views across the rooftops of Mawgan Porth, the beach below and ocean beyond can be enjoyed and fully appreciated from here. There are two genuine double bedrooms, one with built-in wardrobes and a fully tiled family bathroom with a bath, shower over, crisp white sanitary ware and a heated towel rail.

Green Ocean has the benefit of a private patio terrace with a beautiful south west facing aspect across the sandy beach below and the ocean beyond.

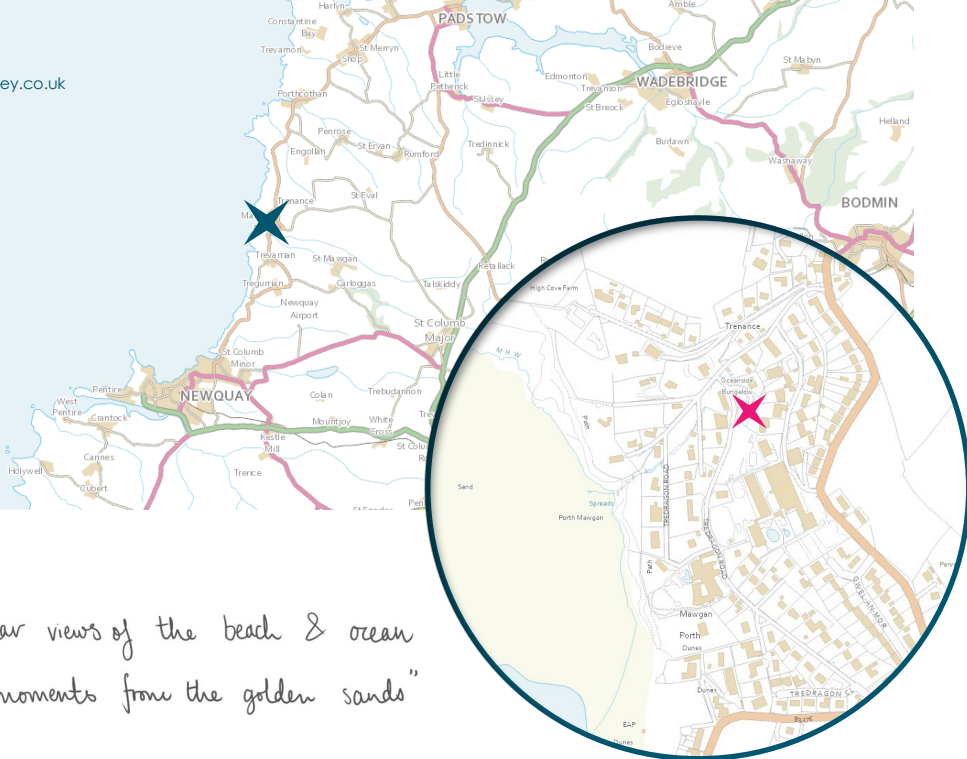
There are very well maintained communal lawned gardens with well stocked and established borders and Green Ocean has an allocated parking space within the shared carpark. Each of the four apartments within the building, Oceanside, own 1/4 of the freehold title. Services to the property include mains gas, electricity, water and drainage. EPC rating D. Green Ocean contributes £75pcm towards the communal management company which covers buildings insurance, maintenance of the communal gardens and small maintenance items.

Green Ocean, Mawgan Porth

TR8 4DF £500,000 guide



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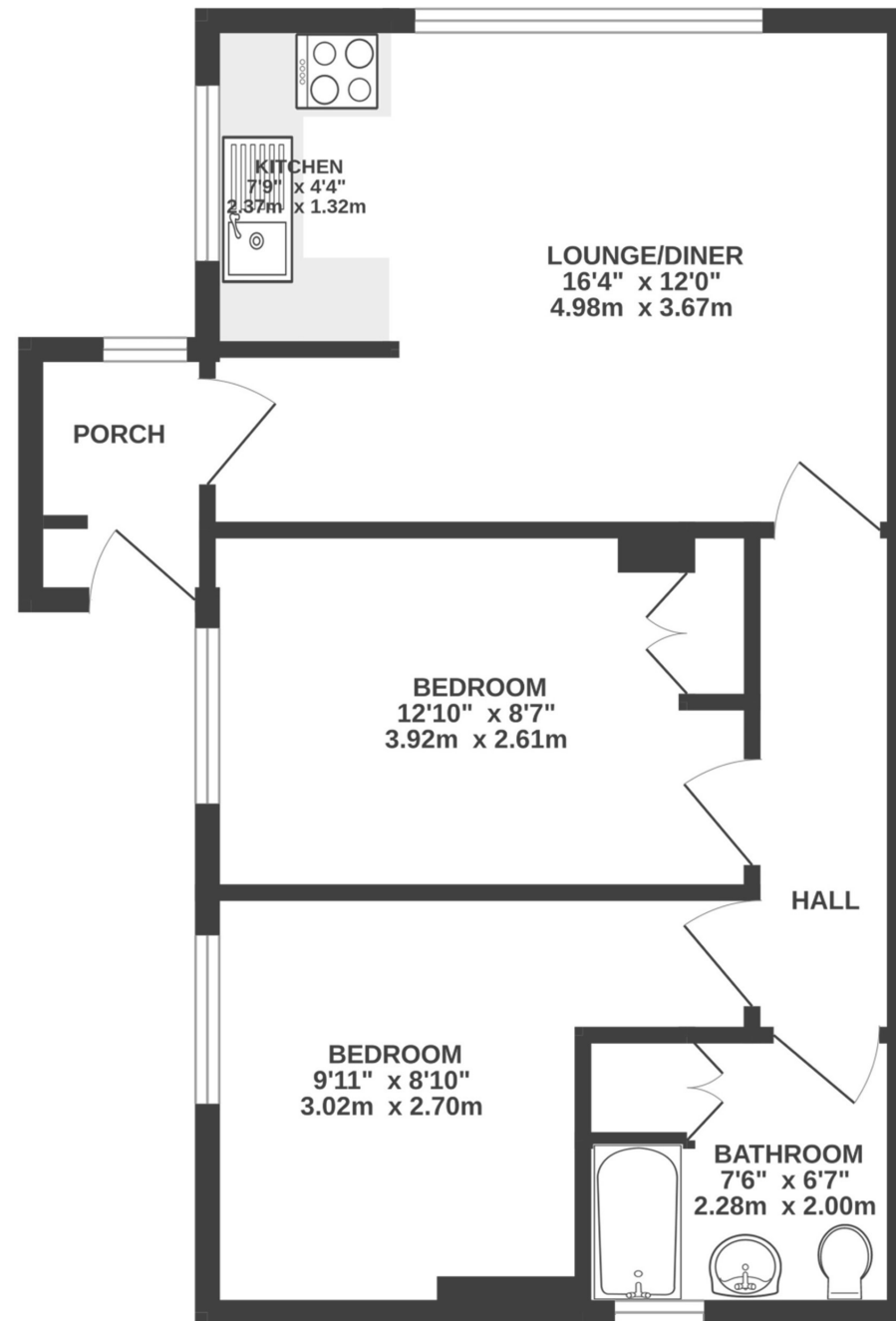
"Spectacular views of the beach & ocean beyond, moments from the golden sands"

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 and Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafés, 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 both 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 minute drive away with routes into London Paddington.

To find Green Ocean, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering the hamlet of Trenance, turn right at the telephone box and postbox. Drive down the lane for approximately 200 yards before turning left. The entrance to Oceanside can be found along on the left hand side and Green Ocean is within this building. The postcode for satellite navigation is TR8 4DF. What3words: invents.ideals.compress



TOTAL FLOOR AREA : 518 sq.ft. (48.2 sq.m.) approx.