

Well Cottage

TREVARRIAN



Jackie Stanley
ESTATE AGENTS



- **Brand New Stylish & Contemporary Detached House with A Rated Energy Efficiency**
- **Tranquil Coastal Hamlet on the Outskirts of Sought After Mawgan Porth & Desirable Watergate Bay**
- **Three Double Bedrooms with Two Trendy Bathrooms**
- **Beautiful Modern Kitchen with Integrated Appliances**
- **Solar PV, MVHC Ventilation System, Triple Glazing & Air Source Heating**
- **Enclosed Lawned Garden & Ample Driveway Parking**
- **Larch & Natural Stone Elevations**
- **Walking Distance to the Beach, Footpaths & Local Public House**

Nestled within the pretty coastal hamlet of Trevarrian, situated between desirable Watergate Bay and highly sought after Mawgan Porth is Well Cottage. This brand new three double bedroom detached house home has just been completed to an extremely high standard with an array of modern technology, stylish finishes and A rated energy efficiency.

Noteworthy features include larch and natural stone elevations, solar PV, MVHC

ventilation system, underfloor heating, air source heating system and triple glazed windows and skylights with low 'U' values.

Additionally, Well Cottage has a sleek modern kitchen with fully integrated appliances, Amtico oak flooring, bi-fold doors to the garden, drop ceiling LED lighting and stylish bathrooms.

As the accompanying floorplan illustrates, the accommodation includes an entrance porch, reception hall, kitchen/dining room, lounge, utility room and cloakroom, three first floor double bedrooms, master en-suite shower room and family bathroom.

Externally, Well Cottage benefits from an enclosed rear garden mainly laid to lawn with fence boundaries and decked walkways. To the front, the driveway is gravelled with a five bar gate entrance.

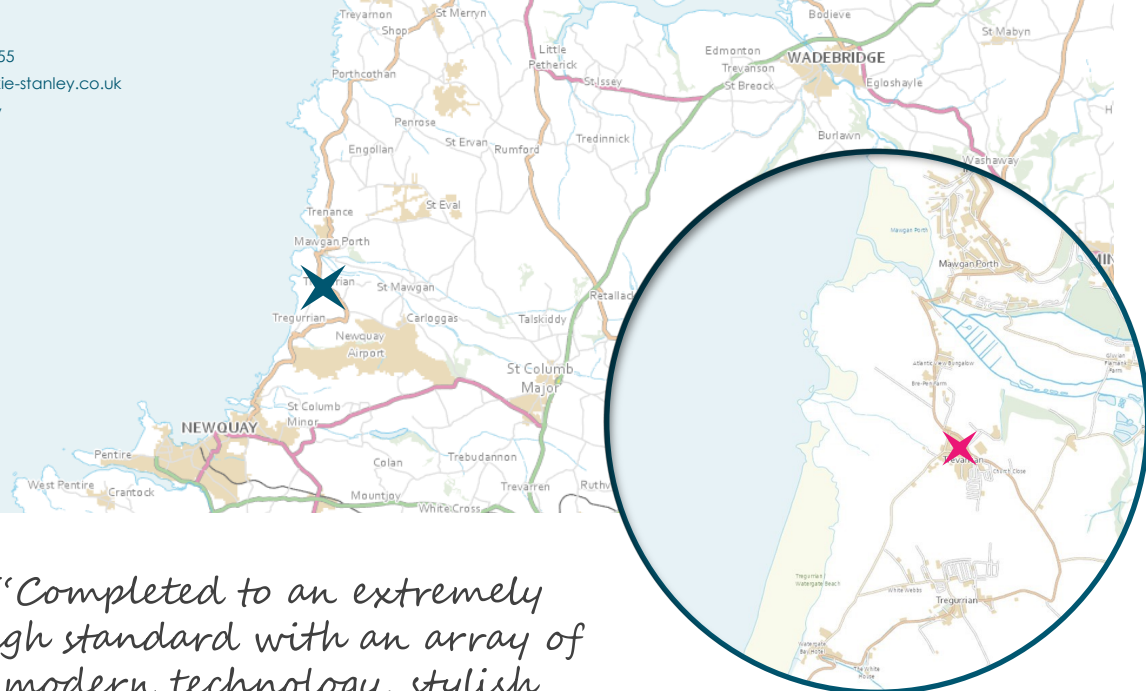
Services to the property include mains water, electricity and drainage with an air source heating system. EPC rating A. Council Tax Band TBC.

The small peaceful hamlet of Trevarrian lies just under a mile from the vast golden sandy beach at Watergate Bay, a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the Travellers Rest, a beautiful Cornish village pub in Trevarrian itself. Well situated for ease of transport, Trevarrian is less than a 15 minute drive from the main A30 and just 2 minutes away from Newquay Airport with its domestic and international flight services. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions meaning the atmosphere in the small beach community is one of great energy and excitement.



Well Cottage, Trevarrian, TR8 4AQ
£630,000 guide

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

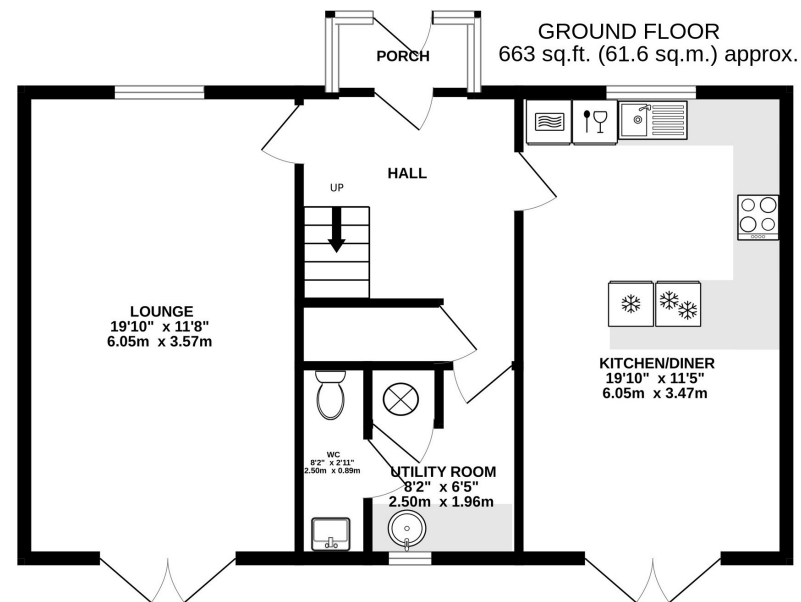


“Completed to an extremely high standard with an array of modern technology, stylish finishes and A rated energy efficiency”

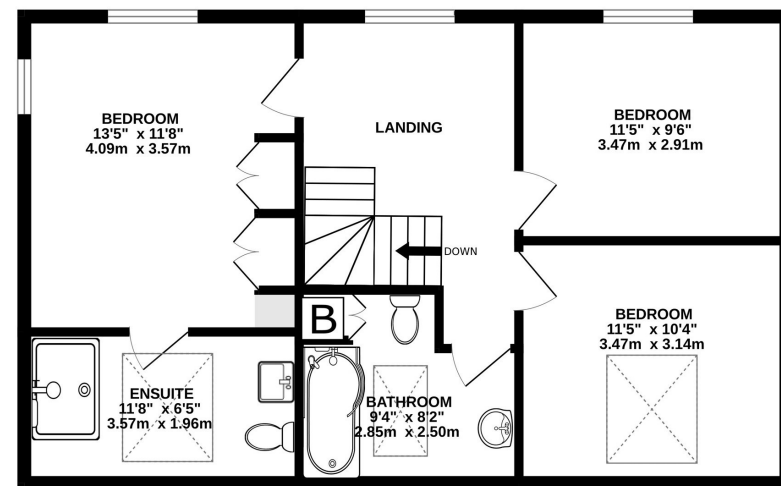
Just half a mile distant is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet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

The bay provides a range of amenities including a local store, cafes, various eateries, The Merrymoore 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.

To find Well Cottage, from Newquay airport head West. At the first T junction, turn right onto the B3276 signposted to Mawgan Porth and follow for approximately 0.6 miles. Just before the Travelers Rest Public House, turn left at the sign for Trevarrian Lodge and then bear right. After approximately 70 meters, turn left and Well Cottage will be directly in front of you behind a five bar gate. The postcode for satellite navigation is TR8 4AQ. What3words: genius.yards.blitz



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1307 sq.ft. (121.5 sq.m.) approx.