



Gem House

MAWGAN PORTH



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ESTATE AGENTS



- **Prime Elevated Position above the Golden Sands of Mawgan Porth**
- **Far Reaching Sea & Coastline Views**
- **Main Three Bedroom Accommodation**
- **Two Self Contained Annexes**
- **Over 3,200 Square Feet of Accommodation**
- **Generous Gardens & Grounds Extending to Approximately 0.25 Acres**
- **Two Driveways & Two Detached Garages**
- **Former Village Post Office with Character & Flexibility**

Set in an elevated and accessible position in desirable Mawgan Porth, Gem House is a substantial detached coastal property enjoying far-reaching views along miles of the North Cornish coastline towards St Ives. Rich in history and character, the building was formerly the village Post Office and Stores and today offers an appealing blend of lifestyle living and income potential in one of Cornwall's most desirable coastal settings.

Currently arranged as three self-contained properties, Gem House provides exceptional flexibility extending beyond 3,200 square feet. The principal accommodation occupies the upper floor and is designed to make the most of the outstanding outlook. A spacious, fully glazed reception creates an immediate sense of light and space and draws the eye towards the coastline beyond. From here, the

accommodation flows into a generous sitting room with coastal views and balcony, a modern kitchen, three comfortable bedrooms and a bathroom. A large office or study offers an ideal space for home working, while on the lower level an additional workshop provides further versatility, complemented by a useful store room.

On the ground floor are two charming holiday apartments, each with their own independent access from the driveway, making them ideal for income generation while maintaining privacy for the main residence. Both are thoughtfully arranged to provide comfortable and self-contained accommodation, well suited to the thriving holiday market of Mawgan Porth and the surrounding coastline.

Outside, the property sits within generous gardens and grounds extending to approximately 0.25 acres, arranged over two levels and predominantly laid to lawn. A variety of sun terraces are perfectly positioned to enjoy the coastal views and evening light. Gem House further benefits from ample off-road parking, two separate driveways, a detached double garage and a second garage, an increasingly rare feature in such a sought-after coastal location.

Gem House, Mawgan Porth

TR8 4BY £950,000 offers over



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Offering scope for further enhancement and reconfiguration or complete redevelopment, subject to the necessary consents, Gem House presents a rare opportunity to acquire a substantial coastal home with income potential or to create a single impressive residence tailored to individual needs. With its coastal outlook, flexible accommodation and proximity to the beach and village amenities of Mawgan Porth, this is a property that truly captures the spirit of North Cornwall living.

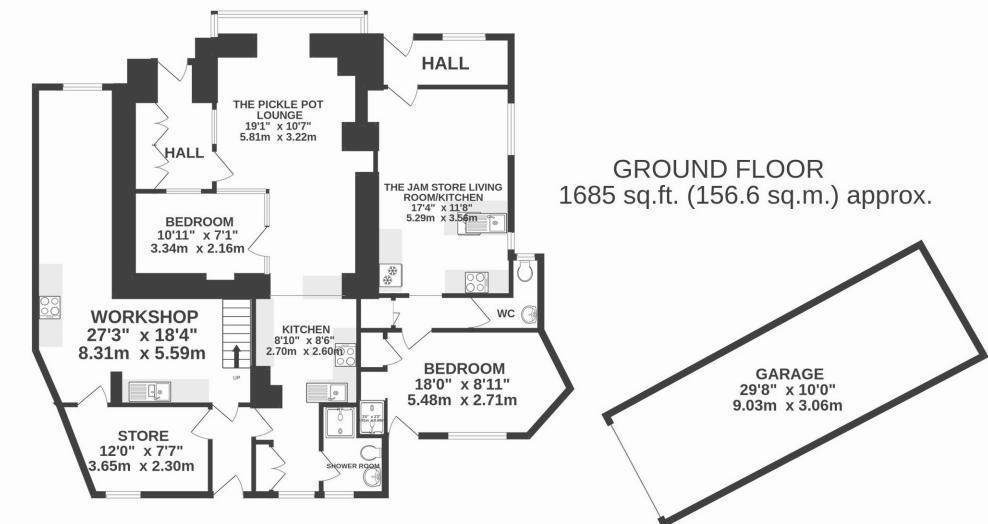
Services to Gem House include mains gas, water, electricity and drainage. EPC rating E, D and C. Council tax band C. Ofcom suggest superfast broadband availability. Ofcom suggest 5G mobile connectivity.

Mawgan Porth has become one of the most sought-after destinations in North Cornwall, renowned for its magnificent sandy beach and dramatic coastal scenery. The bay is a haven for surfers and bathers, with water sports available throughout the year and stunning cliff-top walks along the South West Coast Path. From here, walkers can enjoy spectacular routes to Watergate Bay and the iconic Bedruthan Steps, both within easy reach.

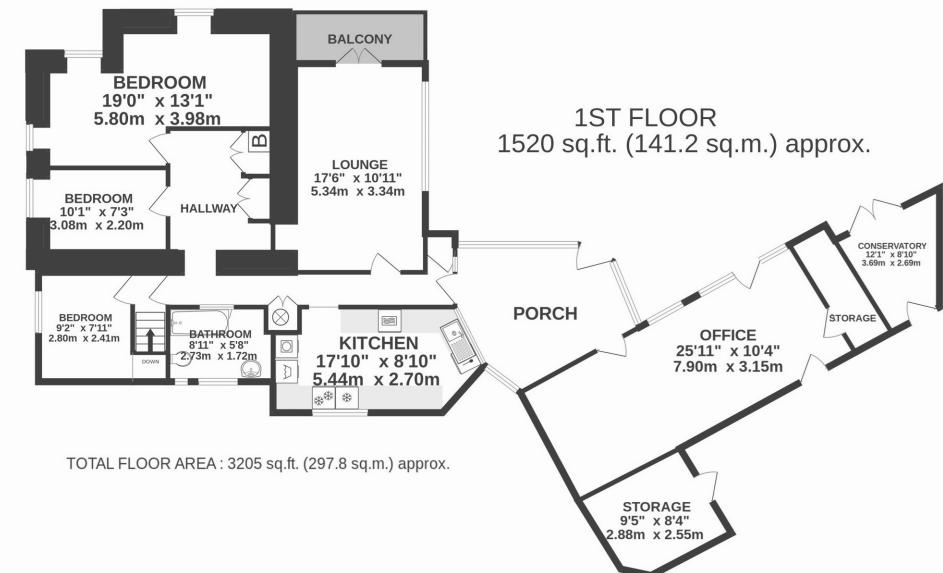
The village itself offers a welcoming mix of amenities, including a local store, cafés, independent eateries, surf school, gift shops and the popular Merrymoor public house. For fine dining, the award-winning Scarlet Hotel and nearby Bedruthan Hotel provide exceptional restaurants, together with first-class spa and leisure facilities. A short drive away, Padstow is home to some of Cornwall's most celebrated culinary destinations, including Rick Stein's famous Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6 and the acclaimed Prawn On The Lawn.

Mawgan Porth is also ideally located for ease of transport. The A30 is less than a 20-minute drive, while Newquay Airport, just 2.4 miles away, offers both domestic and international flights. Bodmin Parkway main line station can be reached in around 30 minutes, with regular services to London Paddington.

To find Gem House, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, Gem House can be found along on the left hand side. The postcode for satellite navigation is TR8 4BY. What3words: goodbyes.calculating.worms



GROUND FLOOR
1685 sq.ft. (156.6 sq.m.) approx.



1ST FLOOR
1520 sq.ft. (141.2 sq.m.) approx.

TOTAL FLOOR AREA : 3205 sq.ft. (297.8 sq.m.) approx.

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