



Moorland House





# Moorland House

St. Mawgan, Newquay, Cornwall, TR8 4EZ

Mawgan Porth 2 miles - Watergate Bay 3 miles - Padstow 7.5 miles

A substantial detached character home amidst established gardens close to the village centre.

- Character home
- 2 Reception rooms
- 4/5 Bedrooms (4 en-suite)
- Broad sun terrace
- Freehold
- Close to the village centre
- Study
- Garage & drive
- Mature garden
- Council Tax Band F

Guide Price £1,200,000

## SITUATION

St Mawgan is a picturesque village nestling in the Vale of Lanherne, centred around the 13th Century Parish Church and River Menalhyl. This picture postcard community provides excellent local facilities including a well regarded primary school, church, post office, general stores, craft shop, tea rooms, village hall and the renowned Falcon Inn.

Within approximately two miles is the spectacular North Cornish coastline with beaches at Mawgan Porth, Watergate Bay and the stunning National Trust owned Bedruthan Steps. Slightly further afield is the world famous surfing beach at Fistral and many other bays including Treyarnon, Trevone, Constantine and Harlyn.

Around seven and a half miles away is Padstow, internationally renowned as the home of Rick Steins Seafood Restaurant. Surrounded by an Area of Outstanding Natural Beauty, this picturesque harbour town boasts a myriad of quaint narrow streets arranged around the harbour together with a wide variety of restaurants and shops.

There are a number of golf courses nearby including the championship course at Trevose and St Enodoc. Newquay Airport is approximately one-and-a-half miles distance where there are a number of scheduled flights to Gatwick amongst other regional and international destinations.





## THE PROPERTY

A short walk from the village centre, Moorland House is an attractive character home situated in a Conservation Area and Area of Great Landscape Value. Formerly the Church Hall, before its conversion, the property boasts handsome exposed stone elevations and sits amidst delightful mature gardens. In more recent years a contemporary two storey extension has been added, creating a wonderful sun lounge and additional bedrooms.

On one side of the reception hall is a study/fifth bedroom and opposite is the fabulous large sitting room with wood-block floor, exposed ceiling timbers and substantial granite fireplace inset with a wood burning stove. The kitchen/dining room overlooks the garden and is appointed with a range of Shaker style units and an impressive cream electric Aga. There is a small snug and separate utility room with cloakroom. Moving into the extension one finds a bedroom with en-suite and fabulous dual height sun lounge with glazed roof, bi-fold doors and interesting sunken aquarium.

On the first floor are three further bedrooms, one with en-suite and the master benefitting from a Juliet balcony, dressing room and en-suite. Completing the upper floor is a family bathroom with roll-top bath.

## GARDENS & GROUNDS

To the front is a paved driveway with space for 2-3 cars whilst on the northern side of the house is a detached garage.

To the rear is a superb mature garden, gently shaded by mature trees with a broad sun terraces, lawn, and sheltered seating areas with meandering pathways. Within the garden is a sizeable timber workshop and separate shed.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating and part electric under floor heating.

## VIEWINGS

Strictly by appointment with Stags Truro Office on 01872 264488

## DIRECTIONS

From The Falcon Inn in St Mawgan, drive past the church on the left, go over the bridge, and drive for about 100 yards before taking the first sharp turning on the right. Drive of about a further 100 yards, and where the road bears to the left, drop down to the right. After about a further 50 yards, turn right into the lane and drive downhill for about 75 yards and Moorland House is on the left.

## EXCLUSIVELY AVAILABLE

Exclusively available to the purchaser of the house only, at the price of £150,000, is an adjoining paddock of around 3.1 acres







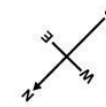
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>64</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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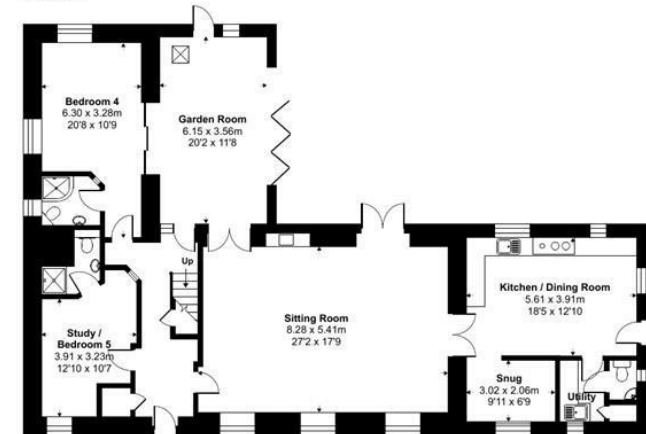
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 3104 sq ft / 288.4 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Garage = 286 sq ft / 26.6 sq m  
 Total = 3455 sq ft / 320.9 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîcheom 2022. Produced for Stags. REF: 866118



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