

Little Hartley

Tredragon Close, Mawgan Porth

david ball
| LUXURY COLLECTION |



David Ball Luxury Collection are delighted to offer for sale this CHAIN FREE detached coastal bungalow in a extremely sought after position. Early viewing is highly recommended to avoid disappointment.

Guide Price £950,000 Freehold

Key Features

- No On Going Chain
- Planning Ref PA19/03066
- Sought After Location
- Re-development Potential
- Enclosed Rear Garden
- Ample Off Street Parking
- Cul-De-Sac Position
- Early Viewing Highly Recommended



The Property

Occupying a prime position in a quite cul-de-sac of similar style properties above the highly sought after coastal village of Mawgan Porth with its golden sandy beach and where the River Menalhyl meets the Atlantic Ocean.

The property itself also benefits from a re-submitted planning application under application number PA19/03066 for a replacement four bedroom contemporary detached dwelling.

This would create a modern coastal luxury home to include features such as a cinema room, games room and a sauna. Externally a new upper deck would create a perfect sun trap to enjoy the magnificent sea views dramatic sunsets and rugged north Cornish coastline.

The current versatile family accommodation currently offers a lounge/dining room, kitchen, conservatory, four bedrooms the principle benefiting from being en-suite, completed by a family bathroom and access to the integral garage.







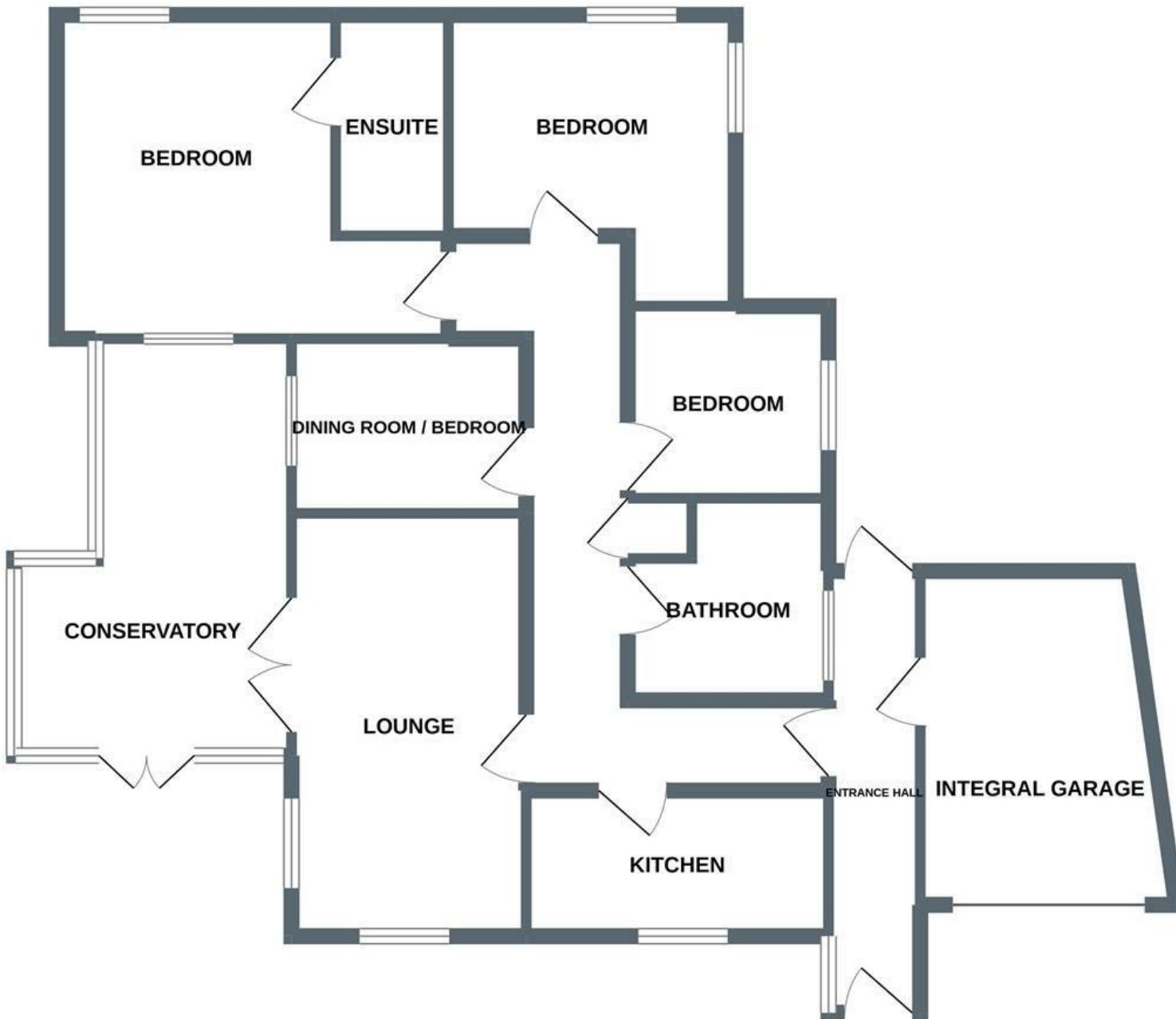
The Location

Situated in a lush green valley midway between Padstow and Newquay on the rugged Cornish Coast is the delightful Mawgan Porth. Offering a beautiful beach with golden sand, spectacular scenery and surround it is ideally located for North Cornwall living. The nearby coastal path takes you past dramatic clifftop views to the stunning and famous Bedruthan Steps whilst the circular walk to the nearby picturesque St Mawgan Village nestled in the luscious Vale of Latherne where you can visit the local post office, stores and tearooms along with a village pub.

Mawgan Porth itself offers a well established popular restaurant, cafes, shops and takeaways, Bre-Pen famshop and tea room is within walking distance and offers Cornish Cream Teas and homemade pasties and is a real gem.

The picturesque fishing town of Padstow is within 10 miles of the property and Newquay International Airport is within 2.5 miles.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2022

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





david ball
LUXURY COLLECTION

01637 850850
www.davidball-luxury.co.uk



rightmove

e.sales@dba.estate
34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.