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Well Cottage Newquay TR8 4AQ

£575,000

AN UTTERLY UNIQUE AND SIMPLY STUNNING THREE BEDROOM FAMILY HOME TUCKED AWAY IN A QUIET SPOT WITHIN THE HIGHLY DESIRABLE HAMLET OF TREVARRIAN, BETWEEN WATERGATE BAY AND MAWGAN PORTH. THIS PROPERTY EXUDES LUXURY AND STYLE AND IS FINISHED TO A SUPERB STANDARD OFFERING THE LATEST IN CONTEMPORARY DESIGN AND ENERGY EFFICIENCY.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / **BEDROOMS:** 3 / **BATHROOMS:** 3

FEATURES:

- STUNNING AND UNIQUE BRAND NEW THREE BEDROOM FAMILY HOME
- ENVIABLY LOCATED BETWEEN WATERGATE BAY AND MAWGAN PORTH
- EPC RATING A WITH UNDER FLOOR HEATING AND AN AIR SOURCE HEAT PUMP
- FINISHED TO A FLAWLESS STANDARD
- SOUTHERLY FACING REAR GARDEN
- AMPLE DRIVEWAY PARKING
- PORTHOLE WINDOW WITH SEA GLIMPSES
- SOLAR PV AND MVHR VENTILATION SYSTEM
- WALKING DISTANCE TO MAWGAN PORTH

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DESCRIPTION:

THE LOCATION:

Welcome to Well Cottage; an utterly unique brand new three bedroom detached family home packed full of modern technology. It offers space, natural light in abundance and many gorgeous finishing touches adding to the charm and appeal of this home.

Trevarrian is a small hamlet between Watergate Bay and Mawgan Porth which has recently become two of the most sought after destinations on the north Cornish coast. Mawgan Porth is a haven for water sports lovers where surfers and sun worshipers can enjoy what is on offer with some magnificent cliff and coastal walks from here towards Padstow and Newquay. The Scarlett Hotel and The Bedruthan Hotel both have award winning spas open to non residents.

Within Mawgan Porth you will not be disappointed with the choice of eateries! The award winning Scarlett Hotel has one of the best reputations in the area. Catch Restaurant is just opposite the beach and Rick Steins Seafood Restaurant is a few miles north in Padstow. Watergate Bay is a few minutes away and offers a choice of restaurants. Within the bay there are a range of day of day amenities including a convenience store, a cafe and The Merrymoor Inn. St Mawgan lies a few miles inland and has an outstanding Primary school and a beautiful 13th Century Church. Newquay Airport is only a few minutes drive away and offers daily links to London, and many other national and international destinations .

THE PROPERTY: (1313 sq ft)

This is a house you will be proud to call home! The current owners have built a stylish contemporary family home. Every detail has been considered with a real feel of luxury and style from the moment you step through the door.

The first impression is exceptional, the larch and natural stone exterior blend brilliantly with the surroundings. Stepping through the front door into a useful porch and in turn the hallway you will be greeted with a warm and inviting space with stairs to the first floor and access to all of the ground floor rooms.

The dual aspect kitchen diner on the left exudes luxury with a vast range of contemporary units finished with a high quality work top. Practically, there's an integrated fridge, microwave, freezer, dishwasher and electric oven and hob. A breakfast bar loosely splits this space offering a casual dining spot, perfect for breakfast on the run! With the rear doors open, the garden really is an extension of the dining area, perfect for summer entertaining.

On the other side, you will find the living room, a brilliant family room with a window to the front and double doors opening into the garden. A false ceiling with LED lighting adds to the stylish feel of this room. The whole of the ground floor is finished with herringbone Amtico LVT flooring, perfect for those muddy paws and boots! Also on the ground floor, there's a utility room, useful WC and plenty of storage.

All three double bedrooms can be found on the first floor. The master suite is exceptionally large with a porthole window enjoying sea glimpses, it offers plenty of built in storage, a media wall and a gorgeous en suite shower room complete with a double shower. The other two are a great size, one with a window to the front and the other with a velux to the rear. The family bathroom is bright and spacious with a 'P' bath, shower over, 'on-trend' tiling and plenty of built in storage.

TECHNOLOGY

Well Cottage has an EPC rating 'A' and is bursting with energy efficient technology including solar PV, an MVHR ventilation system, (mechanical ventilation with heat recovery) underfloor heating, an air source heating system and triple glazed windows, the skylights have low 'U' values.

The garden at the rear is laid mainly to lawn and is southerly facing enjoying all day sun and a good degree of privacy. There's a neat decked area off from the lounge and dining areas and some well established plants and trees with access down both sides to the front. At the front, there's a long gravelled driveway leading to the property with ample parking.

In summary, properties of this quality are rare! The flawless condition, superb location and high energy efficiency make for the perfect home that will provide a brilliant lifestyle for families looking for a home by the sea.

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Lounge
6.05m x 3.56m (19'10 x 11'8)

Kitchen Diner
6.05m x 3.48m (19'10 x 11'5)

Utility Room
2.49m x 1.96m (8'2 x 6'5)

Bedroom 1
4.09m x 3.56m (13'5 x 11'8)

En Suite
3.56m x 1.96m (11'8 x 6'5)

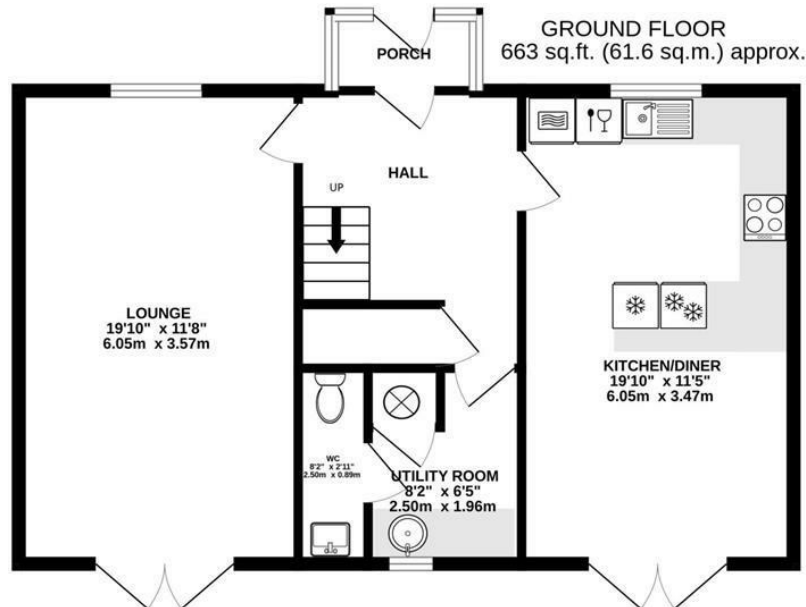
Bedroom 2
3.48m x 3.15m (11'5 x 10'4)

Bedroom 3
3.48m x 2.90m (11'5 x 9'6)

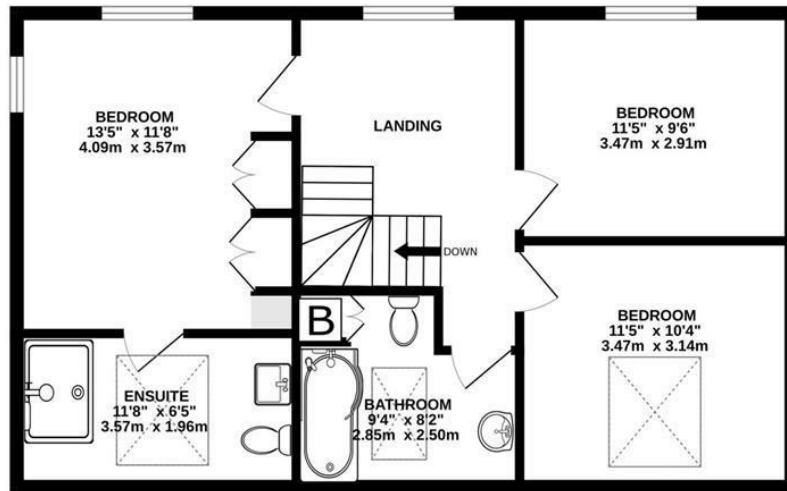
Bathroom
2.84m x 2.49m (9'4 x 8'2)

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FLOORPLAN:



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



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	99	100
(92-98) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-98) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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