



**STAGS**

Gem House



# Gem House

Trenance, Mawgan Porth, Newquay, TR8 4BY

Padstow 7.5 miles Newquay 7.5 miles Truro 19 miles

- Close To Beach
- Spacious & Flexible Property
- Currently Three Apartments
- Views Along The North Coast
- Parking And Garaging
- Gardens
- No Onward Chain

**Guide price £450,000**

## SITUATION

Mawgan Porth is a popular coastal village, renowned for its lovely sandy beach and excellent surfing. The bay forms the seaward end of the Vale of Lanherne which continues through the picturesque village of St. Mawgan and on to St. Columb. Much of the surrounding coastline is protected by The National Trust including nearby Bedruthan Steps. Many other fine beaches including the renowned Watergate Bay and Constantine Bay are also to be found on this stretch of coast together with a number of golf courses.

Mawgan Porth village caters for everyday requirements whilst more extensive facilities are to be found within the charming harbour town of Padstow seven and a half miles to the north or Newquay, a similar distance to the south.

The cathedral city of Truro offers a comprehensive range of amenities including a fine array of shops, banking, schooling and recreational facilities.

There are mainline railway stations at Truro and Bodmin Parkway connecting with London Paddington whilst Newquay Airport is around three miles distant and offers a number of scheduled flights.

## DESCRIPTION

A substantial and interesting property, Gem House stands in an accessible position at Trenance and enjoys delightful views down the North Cornish coastline to St. Ives in the distance.

Formerly the village Post Office and Stores, the property is currently arranged as three separate apartments and offers comfortable



A substantial detached property currently arranged as an owners flat and two holiday flats with views down the North Coast





accommodation. On the upper floor is the main owners accommodation whilst on the ground floor are the two holiday apartments together with additional rooms.

Externally, Gem House stands amidst generous gardens with ample off road parking and two separate driveways leading to independent garages.

Clearly offering significant scope and further potential, Gem House represents an opportunity to acquire a home with income or alternatively could be rearranged into a single large home (subject to obtaining all the necessary planning consents).

### GEM HOUSE

Arranged to the first floor of the holiday apartments, Gem House is approached to a spacious Reception Hall which is fully glazed to the front with far-reaching views along the coast. From here, access is afforded to the large Office/Study and also to the main accommodation including the Kitchen/Breakfast Room, Sitting Room, again with coastal views, three Bedrooms and the Bathroom. Steps descend to the ground floor where there is an additional room currently in use as a Music Room with a Store Room to the rear of this.

### LITTLE GEM 1

Situated on the ground floor and approached directly from the driveway, the accommodation includes a Kitchen/Living Room with window to the front, Bedroom with shower and separate Cloakroom.

### LITTLE GEM 2

Again on the ground floor and approached from the driveway. Reception Hall opening to an Open-Plan Living Area with sitting room/dining room, kitchen and separate sleeping area. In addition there is a Shower Room and rear Hallway opening to the second drive.

### GARDENS AND GROUNDS

Gem House benefits from a driveway at the rear of the property leading to a Garage situated underneath the office whilst to the front is a generous granite chipped driveway with ample parking surrounded by a low stone wall. In addition there is further parking outside of this stone wall where there is also direct access to the Double Garage.

The gardens are situated on two levels and principally laid to lawn with a variety of sun terraces perfectly placed to maximise the views.

### VIEWING

Strictly by prior appointment with Stags Truro office on 01872 264488.

### DIRECTIONS

Proceed into Mawgan Porth from the Newquay direction and pass the beach on the left-hand side. Continue up the hill and past the Bedruthan Steps Hotel where after a few hundred yards Gem House will be evident on the left-hand side with a For Sale board erected for identification purposes.

### SERVICES

Mains water, electricity, gas and drainage.







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



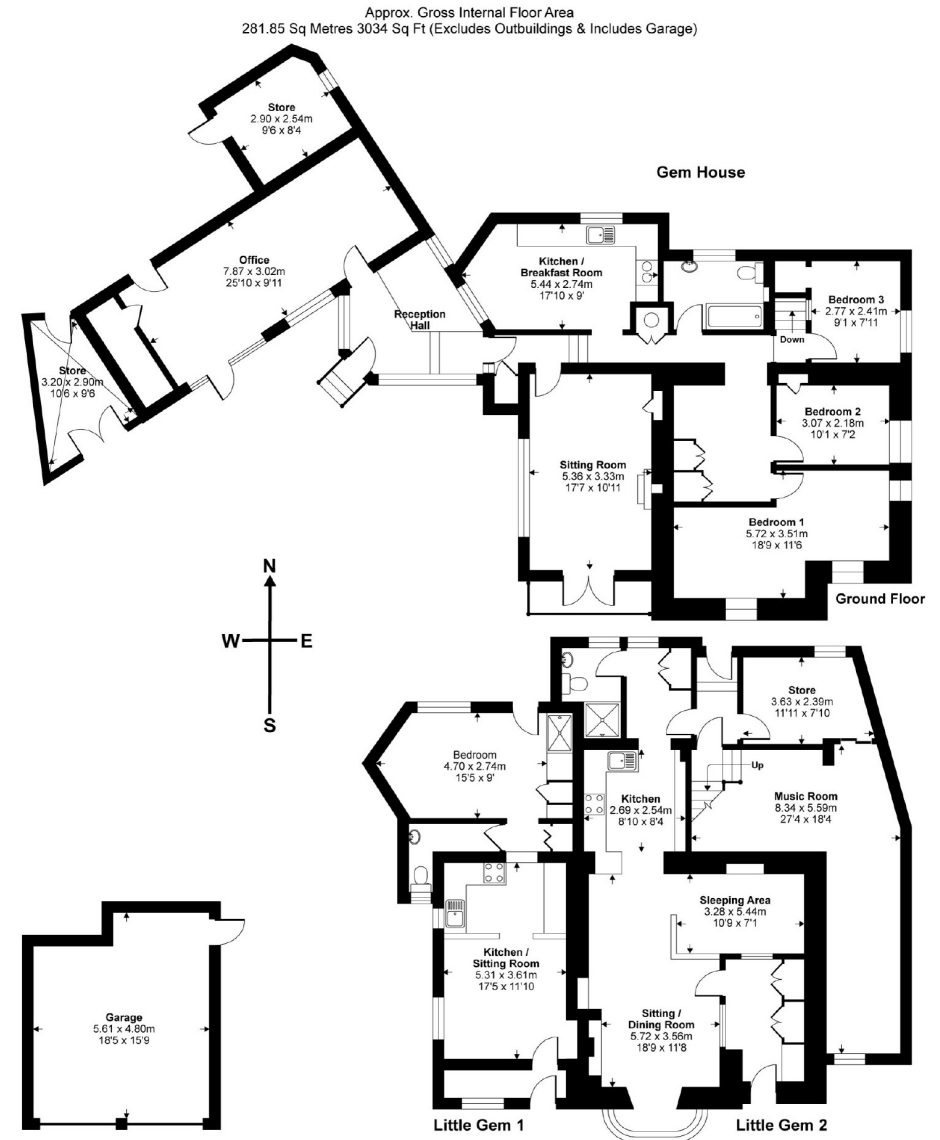
Stags

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Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
20-40%	A		
15-20%	B		
10-15%	C		
5-10%	D		
0-5%	E	56	63
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale