

# Merbien Farmhouse

NR WATERGATE BAY



**Jackie Stanley**  
ESTATE AGENTS





- ***Five Bedrooms***
- ***Three Reception Rooms***
- ***Bags of Character***
- ***Highly Versatile Accommodation***
- ***Detached Garage & Off Road Parking***
- ***Excellent Investment Opportunity***
- ***Walking Distance to the Incredible Beach at Watergate Bay***



Merbien Farmhouse is a deceptively spacious and charming Cornish farmhouse situated just outside the popular Watergate Bay in a small rural hamlet. The accommodation, which comprises five bedrooms in total, offers plenty of character with two Inglenook fireplaces, beamed ceilings and deep window sills.

The ground floor accommodation offers a spacious sitting room, separate dining room and additional reception room which is ideal as a snug or office. The kitchen overlooks the garden and incorporates a range of wall and floor units, stainless steel single bowl sink unit, built in oven and grill, four ring electric hob, space for a fridge/freezer and tiled flooring. Adjoining the kitchen is a utility room with a stainless steel sink unit and plumbing for both a washing machine and



dishwasher. A fully tiled wet room completes the ground floor.

On the first floor there are five double bedrooms and a family bathroom with a freestanding bath, separate shower enclosure, heated towel rail, wash hand basin and low level WC.

Outside, there are various areas of lawned garden with established high hedges to the rear, a raised patio area, driveway parking for 2-3 vehicles and a detached garage opposite the property. Services to the property include mains water, electricity and drainage with an oil fired central heating system.

The pretty and peaceful hamlet of Tregurrian lies just over half a mile from the vast golden sandy beach at Watergate Bay, a leading venue for beach sports, events, dog walkers and a renowned surfing hotspot. Watergate Bay is just a short walk away via the surrounding footpaths and lanes as is the beautiful Cornish village pub at nearby Trevarrian. Watergate Bay is an extremely sought after beach location, with a hive of activity and a wide range of events held at the bay throughout the year such as surf competitions and water sports meaning the atmosphere in the small beach community is one of great energy and excitement.

Just two miles north along the coast is Mawgan Porth, now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlett & Bedruthan Hotel. The

**Merbien Farmhouse, Tregurrian**  
**Nr Watergate Bay, TR8 4AD**  
£775,000 guide





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bay provides a range of amenities including a local store, cafes, public house, surf school and gift shops. Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles along the very scenic coast road. Well situated for ease of transport, Tregurrian is less than a 15 minute drive off the main A30 and just 5 minutes away from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is a approximately a 30 minutes drive away.

To find Merbien Farmhouse, from Padstow follow the B3276 towards Newquay for approximately 10 miles, passing through St Merryn, Porthcothan, Mawgan Porth and Tregarrian. As you enter the hamlet of Tregurrian, pass the Watergate Touring Park on the right hand side. The road bends round to the left, take the first turning on the left hand side and Merbien Farmhouse can be found immediately on the right of the lane. The postcode for satellite navigation is TR8 4AD.

APPROX. GROSS INTERNAL FLOOR AREA 2301 SQ FT 213.7 SQ METRES

