

Kakuri
PORTHCOTHAN BAY



Jackie Stanley
ESTATE AGENTS





- ***A brand new 4606 ft² Five Bedroom Architecturally Innovative Eco House***
- ***Uniquely Conceived to blend with the local Landscape***
- ***Situated on a Private Lane Opposite Coastal Path to Porthcothan Bay***
- ***Far Reaching Views of Sea & Dramatic Coastline***
- ***Large Landscaped Gardens & Woodland***
- ***Five Minute Walk Down the Valley Path to the Beach***
- ***Opportunity to Acquire the Coastal Home of your Dreams***



Jackie Stanley are excited to bring to the market a truly outstanding opportunity to purchase a brand new 4606 square foot architecturally innovative eco house with one of the most sought after views on the North Coast of Cornwall. Elevated and prime positioned, this uniquely conceived five bedroom home will demonstrate traditional elements to sympathetically blend with the local landscape. This is an opportunity to acquire the coastal home of your dreams within the picturesque cove of Porthcothan Bay.

Kakuri can be found along a quiet private lane, away from public view approaching Porthcothan Bay - making the most of the glorious far reaching views across fields to the sea and coastline in the distance. Adjacent to the property is access to the coastal path leading to the fabulous sandy beach at Porthcothan.

The design of Kakuri is highly individual, a sympathetically designed original Cornish bungalow retaining scale and character leading to a labyrinth of unique accommodation to suit the whole family. Part of the property drops into woodland offering windless wilderness and BBQ nights after a long sandy day at the beach. Stunning sunset, moonscape and tranquil views are aplenty from the various terraces and balconies.

This utopian property is a true Cornish gem that rarely appears, a contemporary new home on the North Coast of Cornwall just moments from the beach of Porthcothan and close to the bustling and highly popular village of St Merryn. Kakuri will have enhanced vehicular access and parking arrangements as part of an extensive and progressive landscaping program. Services to the property will include mains water, electricity, ground source heating and private drainage. Kakuri will benefit from Solar PV with battery storage, providing a predicted SAP calculation of A/92, and thus giving a low environmental impact.

Porthcothan Bay is one of the gems of the North Cornish Coast, tucked away between picturesque Padstow and spectacular Watergate Bay - not far from revered Mawgan Porth either! The bay offers soft white sand, dramatic scenery, a village pub and even a handy beach shop.

Kakuri, Porthcothan Bay

PL28 8LN

£2,950,000 guide



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The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The lawn and of course Rick Steins esteemed Seafood restaurant. The nearest mainline train station, Bodmin Parkway, is approximately 23 miles distant with routes to London Paddington with the nearest airport at Newquay just 6 miles away providing flights to London Gatwick and European destinations.

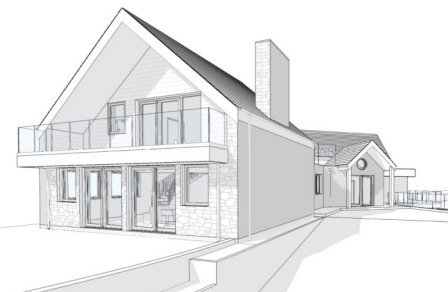


EAST ELEVATION



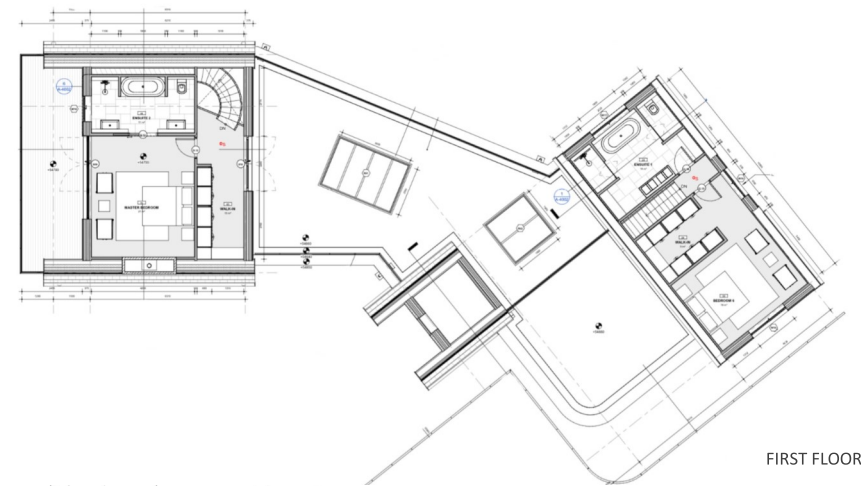
ENTRANCE

"Uniquely conceived, this five bedroom home will demonstrate traditional elements to sympathetically blend with the local landscape"

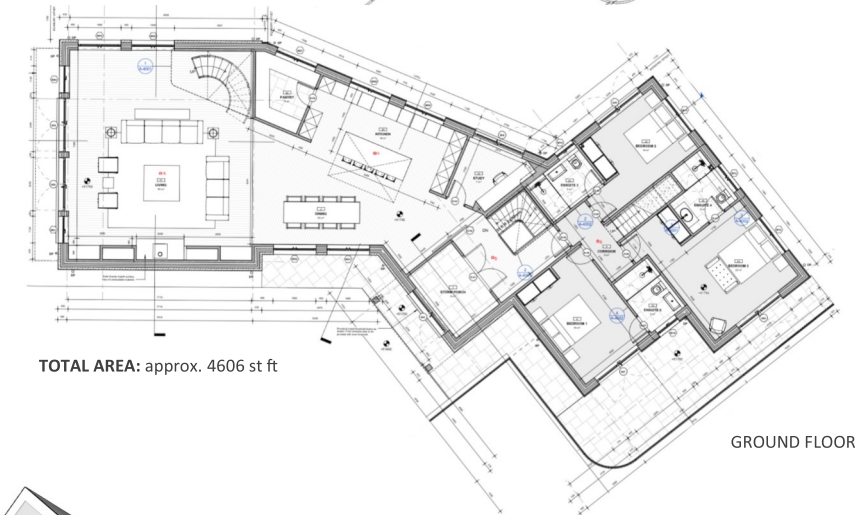


SOUTH WEST ELEVATION

To find Kakuri, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue into the heart of St Merryn. Head straight over the crossroads through St Merryn and continue along the road for approximately 1.7 miles. Before reaching the Tredrea Inn, turn left onto an unmade road. The entrance to Kakuri can be found a further 250 yards down on the left hand side. The postcode for satellite navigation is PL28 8LN.

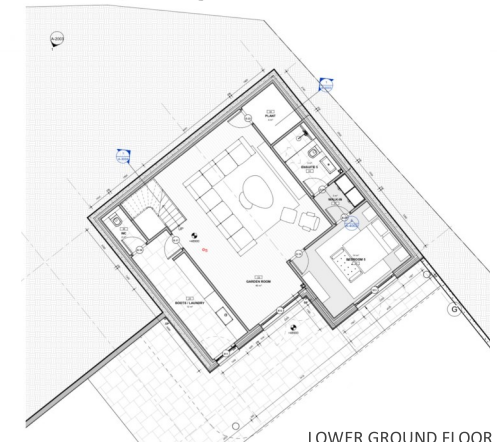


FIRST FLOOR



GROUND FLOOR

TOTAL AREA: approx. 4606 sq ft



LOWER GROUND FLOOR