



**Bosorna**

St. Mawgan





## Bosorna, Winsor Lane, St Mawgan, Newquay, TR8 4EU

Nestled in a blissful valley within a traffic-free, leafy and picturesque situation providing a truly enchanting atmosphere, this well-appointed and versatile home offers great style, peace and privacy. With the additional advantages of a double garage and a wonderfully arranged, enclosed and sunny garden, this delightful home enjoys an idyllic village location just inland from Mawgan Porth.

### Distances

St Mawgan village centre – 500 yards; Mawgan Porth – 2 (by car) or 1.5 (by footpath); Cornwall Airport – 2.5; Watergate Bay – 3; Newquay – 5; Treyarnon Bay – 7; Padstow – 9; Truro – 19  
(All distances are approximate and in miles)

### The property

- Detached, single storey property enjoying a charming woodland outlook
- Elevated position providing a light and airy feel
- Located on the edge of an idyllic, picturesque and community-minded village
- Footpath access to Mawgan Porth (approximately 1.5 miles)
- Dual aspect kitchen / dining room enjoying views of the garden and woodland with a large skylight, study area and twin glazed doors to the sitting room.
- The kitchen includes: wooden tops, electric hob, extractor, dishwasher, fridge, freezer, oven / grill and central island.
- Spacious, dual aspect sitting room with twin sliding doors to the balcony and additional door to the garden. Beautiful woodland views and contemporary RIKA fire (pellets)
- Dual aspect master bedroom with sliding door to the balcony and contemporary woodburner on slate hearth
- Second double bedroom with fitted wardrobe



- Third bedroom with Velux window
- Contemporary family bathroom with Gerebit and Roca fittings, bath with rainfall shower, heated towel rail and electric underfloor heating.
- Loft access (part-boarded and with light)
- 'Little Treetops': with independent and internal access. En suite bedroom with large Velux window and two windows to the rear. Separate WC. Sliding door to shower / dressing room with access to a hardwood deck and surf shower. Access to front of the property along pathway (under balcony)
- Cellar storage area



### The Garden & Garage

- Terraced gardens with areas of lawn, decking and patio
- Well-planted with sub-tropical varieties
- Peaceful and relaxing with a wonderfully calm atmosphere
- Sunny aspect, private and traffic-free
- Full width balcony with lighting
- Double garage with remote controlled door, power and light



### Location

The village of St Mawgan is quite possibly one of Cornwall's best kept secrets. Situated near Cornwall's airport and within walking distance of Mawgan Porth, this pretty village is centred around the river Menalhyl in the Vale of Lanherne. Often overlooked by visitors who head straight for the beaches, this idyllic riverside village enjoys a wonderful atmosphere and provides a lifestyle based around its 13th century church, pub, Japanese gardens, craft shop, café, village stores, tea rooms and playing field.

Enjoying a sheltered valley setting, Winsor Lane is located up the hill on the north-west side of the village where there are just five properties within this no-through road. At the end of the lane, the public footpath continues through the valley and leads to the seaside village of Mawgan Porth, famous for its surfing break, Scarlet and Bedruthan Steps hotels. Of enormous convenience is Cornwall's airport, just two miles or so away, providing regular flights to London, Manchester and other UK and European destinations.

### Services, tenure and general information

Mains electricity, water and drainage. Electric heating. Superfast Fibre broadband is available in the postcode.

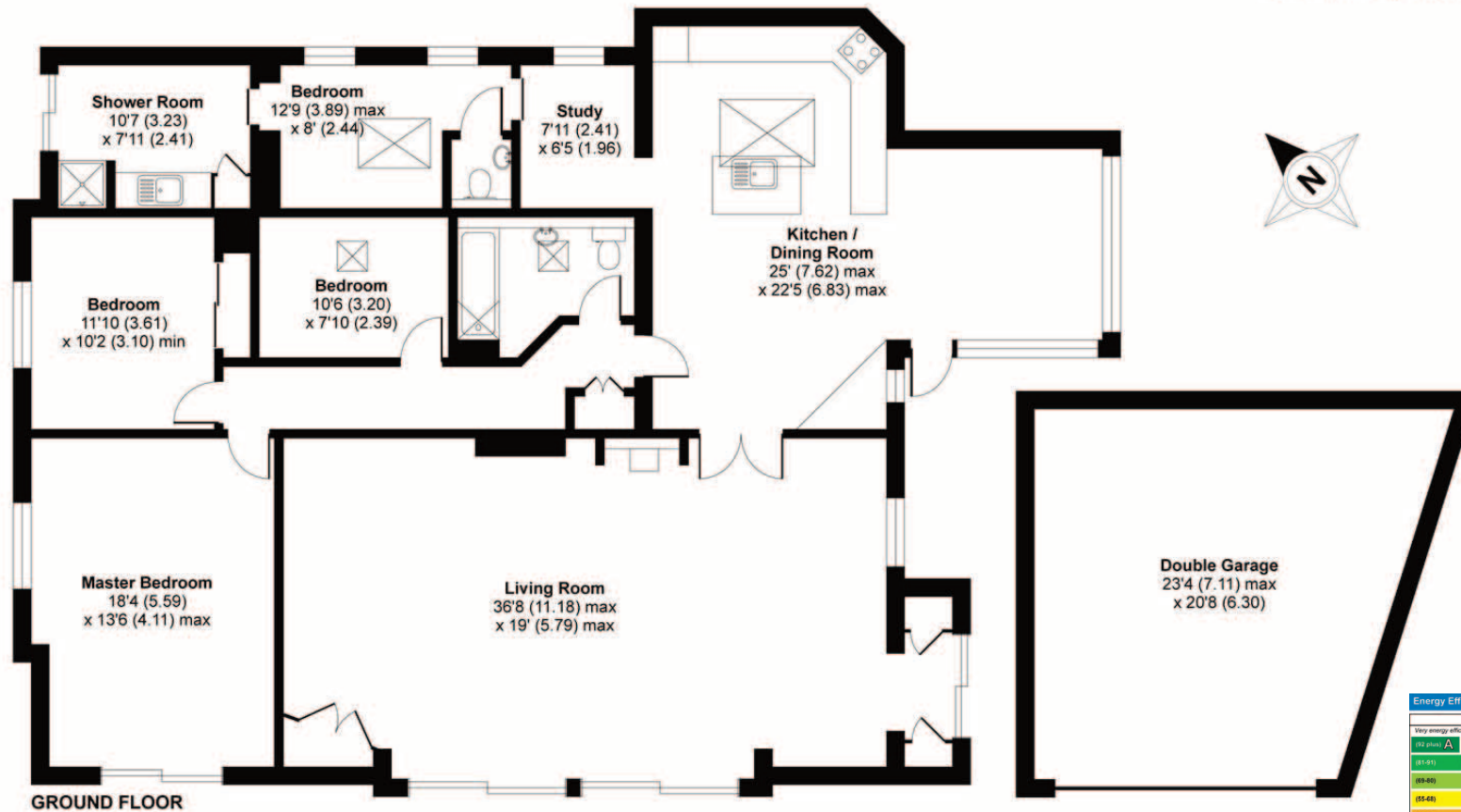




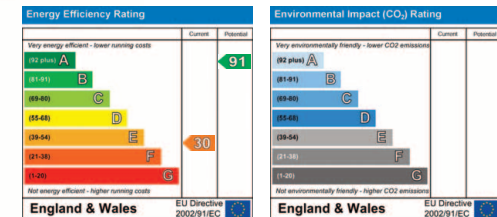
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Main House = 2044 sq ft / 189.9 sq m  
Total = 2459 sq ft / 228.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Shore Partnership Limited. REF: 721011



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