



15, Tredragon Close







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Mawgan Porth, Newquay, , TR8 4DP

Beach - 5 minute walk Watergate Bay - 2 miles Padstow - 8 miles

An impressive contemporary coastal home of some 3,423 sqft commanding wonderful views over the beach, out to sea and along the Vale of Lanherne.

- Huge wrap around sun deck
- Four bedrooms (three en-suite)
- Integral garage and parking
- Panoramic views
- Freehold
- Superb large open plan living room
- Spacious games/family room
- Extensive paved sun terrace and garden
- No onward chain
- Council Tax Band G

Guide Price £1,950,000

Stags Wadebridge

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

01208 222333 | wadebridge@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Mawgan Porth, located between Watergate Bay and Padstow is one of the most popular and sought after locations on the North Cornish coast. A haven for water sports lovers, there are also magnificent cliff and coastal walks through to Padstow or Newquay. Renowned spas such as The Scarlet and Bedruthan Steps Hotel are within walking distance of the property and both accommodate non residents.

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, such as nearby Bedruthan Steps. Many other fine beaches including Porthcothan, Trevone, Harlyn and Constantine Bay are also to be found on this stretch of coast together with a number of golf courses and the renowned Pig Hotel.

There is a good choice of local dining options in the bay and Rick Steins Seafood Restaurant is a few miles north in Padstow. Watergate Bay is around 2 miles away and offers a choice of restaurants, including The Beach Hut and Zacry's. Nearby St Mawgan has a Primary school, beautiful 13th Century Church. and the renowned Falcon Inn. Newquay Airport is only 2.5miles away and has both domestic and international flights available.

THE PROPERTY

Built around 15 years ago and offering around 3,423 sqft of accommodation, 15 Tredragon Close is an outstanding modern home designed to make the most of its spectacular views across the Vale of Lanherne, the beach, and out to sea.

Having never been Holiday Let, the property is impeccably presented throughout and benefits from features such as solar PV panels, underfloor heating, plantation shutters, and Cat 6 cabling. The home is arranged in a reverse-level layout, with entry on the upper ground floor. Here, an impressive, open-plan living area enjoys a triple aspect and opens via three sets of patio doors onto a large wraparound composite sun deck, perfectly positioned to take in the sights and sounds of the sea.





This space features tiled flooring, a wood-burning stove, and a contemporary kitchen complete with a central breakfast island, integrated Miele appliances, and ample preparation space. The kitchen connects to a utility room and integral garage. Also on this floor is a spacious principal bedroom with views to the beach and access to the sun deck, a walk-in wardrobe, and a luxurious en-suite.

The lower level, accessed by two staircases, opens onto an expansive paved sun terrace with equally impressive views. This floor accommodates three additional double bedrooms (two with en-suite facilities), a cloakroom, and a generous games or family room.

OUTSIDE

15 Tredragon Close is set in a prominent, elevated position at the head of a cul-de-sac with an adjacent footpath allowing easy access to the beach, restaurants, shops and bars .

There is ample parking and an extensive wrap around paved sun terrace with garden that incorporates an area of lawn and low maintenance tiered, planted beds.

SERVICES

Mains water, gas, electricity and drainage. Gas fired underfloor heating. Good outdoor mobile coverage (Ofcom). BT Fibre 2 Broadband with Stay Fast download guarantee 45 Mbps.

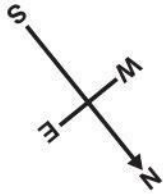
VIEWINGS

Strictly by prior appointment with Stags Wadebridge Office on 01208 222333.

DIRECTIONS

What3words:///launch.shoebbox.mentioned



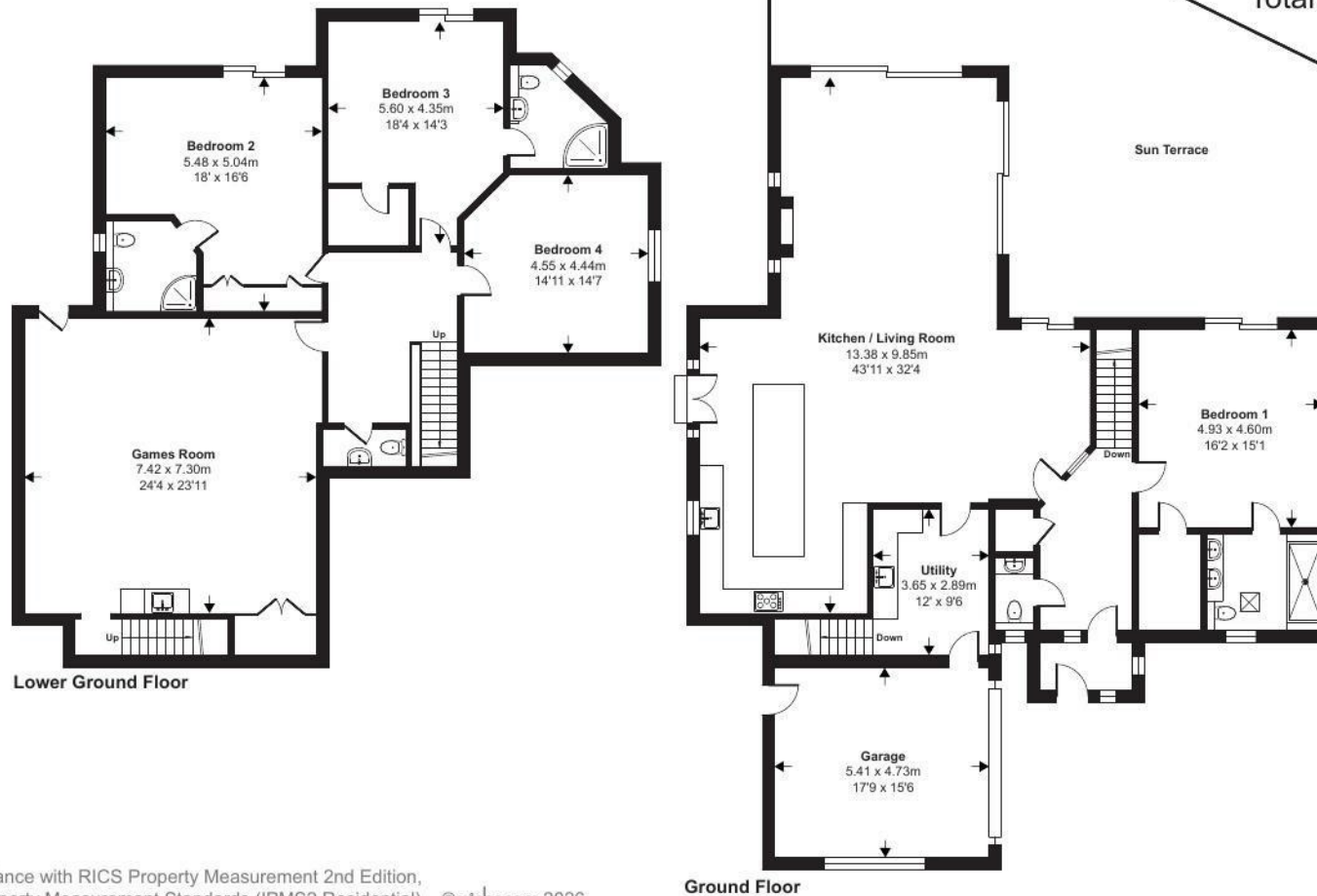


Approximate Area = 3423 sq ft / 318 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 3695 sq ft / 343.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1446729



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	80	84
EU Directive 2002/91/EC		



