

LLAWNROC PORTHCOTHAN



JB ESTATES

EST.  1971

LLAWNROC

Porthcothan, Cornwall PL28 8LR

From its clifftop position overlooking Porthcothan Bay, Llawnroc commands outstanding views over one of North Cornwall's most beautiful stretches of coastline. Designed by Lacey & Saltykov Architects and completed in 2014, this striking contemporary home offers meticulous design and craftsmanship throughout, along with high levels of environmental performance that remain ahead of its time. The innovative architectural design is based on the idea of two pairs of binoculars, with the four lenses of the house each angled to capture the uninterrupted views of the surrounding coastline and ever-changing seascape.

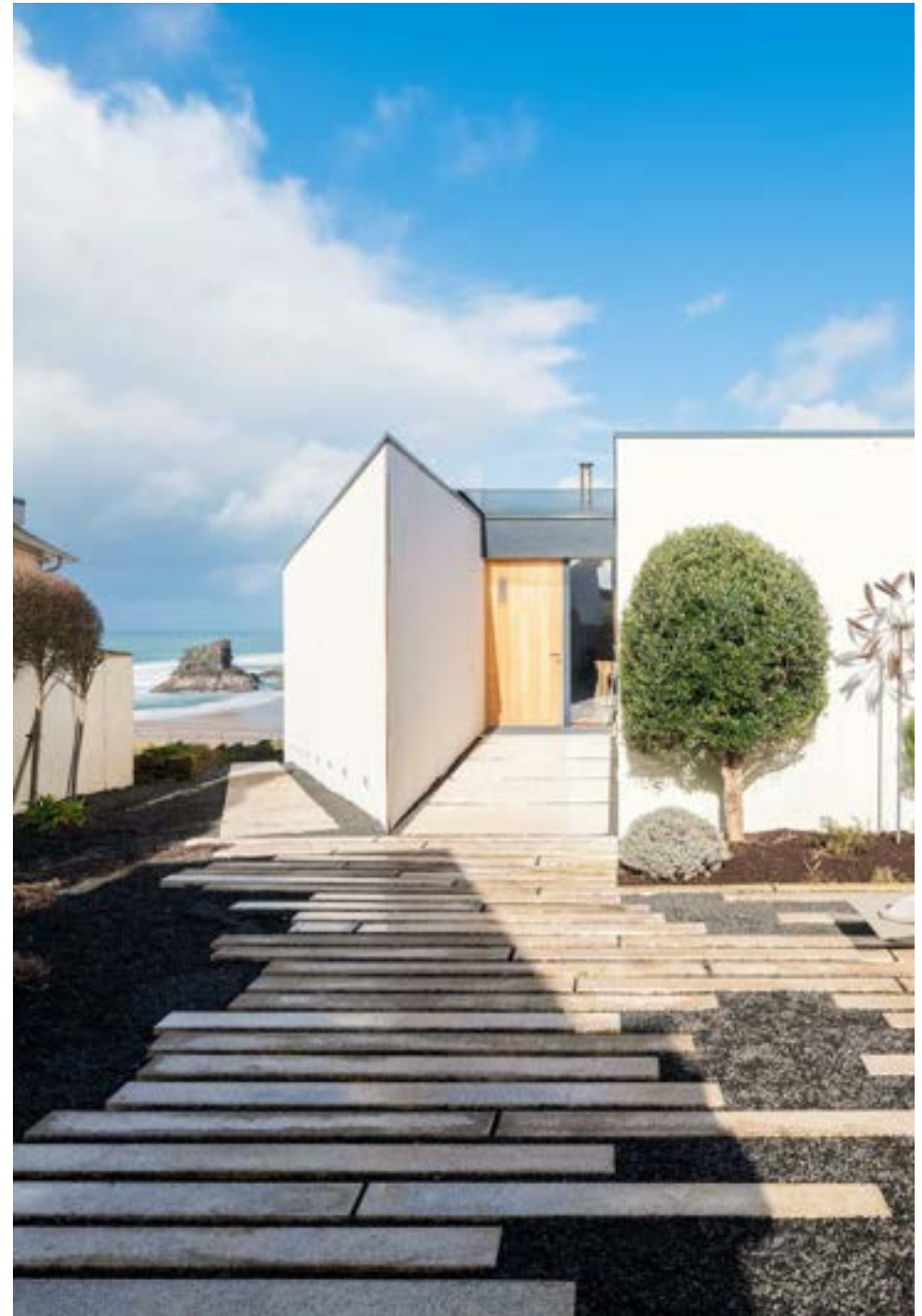
- Reverse living layout with a generous sitting room and principal suite set on the upper ground floor, both with sensational views of the sea and beach.
- Four bedrooms, four bathrooms (2 ensuite), two reception rooms and a home office/ fifth bedroom.
- Open plan kitchen dining room on the lower ground floor with bi-fold doors opening onto the sea facing terrace and garden.
- A huge picture window in the home office provides mesmerising views of the Atlantic rollers.
- Driveway parking for 2/3 cars and a secure garage. Front, and rear terraces, and a lawned garden with access directly onto the Southwest Coast Path and the beach below.
- Plot size approx. 0.076 ha. (0.187 acres) excluding cliffside land. In all approx. 3,391 sq.ft (315.1 sq.m). EPC Band C.

Porthcothan Bay 100 metres, Treyarnon 1.5 miles, Newquay Airport 6.1 miles (London Gatwick 1 hour 10 minutes), Padstow 6.2 miles, Wadebridge 10.2 miles, Rock 16.6 miles, Bodmin Parkway 26.5 miles.

Viewings by appointment with JB Estates

Guide Price £4.5m.

FREEHOLD





THE PROPERTY

Situated in an Area of Outstanding Natural Beauty, Llawnroc is a unique waterfront property built to make the most of its exceptional position and long, sloping site that extends to the mean high-water line. With the bedrooms housed in a rectangular block and windows positioned to capture the morning sun, the communal areas are placed opposite in an acute triangle that widens out to enjoy the spectacular views of the dramatic North Cornwall coastline. Arranged over two floors, with the living area directly above the dining area below, no detail has been spared, resulting in a luxurious and comfortable private holiday home. Outside, the sharp, crisp edges of the house contrast with the softly sloping landscape, while inside, the wall-to-wall glazing washes the space with natural light and perfectly frames the coastal views.

ACCOMMODATION

UPPER GROUND FLOOR: Entrance hall with coat storage | Open plan sitting room with vaulted ceiling, oak floors, and picture window with far reaching views across Porthcothan beach and the Atlantic Ocean. Built-in fireplace, cupboard, and log storage | Hallway leading to storage cupboard | Two double bedrooms with built-in wardrobes and beach glimpses | Wet room | Principal suite with picture window, built-in wardrobes, and the added luxury of a sunken bath with views towards Will's Rock | Stairs down to

LOWER GROUND FLOOR: Open plan kitchen and dining room with bi-fold doors to the terrace. Bespoke walnut Roundhouse kitchen and island with Corian work surfaces and moulded sink, network enabled Miele appliances, walk-in fridge and understairs storage. | Utility room with wine cabinets and door to plant room | Guest ensuite bedroom with beach glimpses | Wet room | Home office with picture window overlooking Porthcothan beach and internal storeroom.

OUTSIDE

Approached via private road. Driveway parking with side gate to access external bin storage, with a sloping path leading down the side of the plot and out onto the coast path. An outside shower is located by a side door to rinse off sandy feet. A second gate leads down to the private south facing terrace providing pedestrian access down the other side of the building as well as to the garage and store. The main entrance is defined by the gap between the living and bedroom blocks and the glimpse of Will's Rock to the side of the angled wall gives a hint of what can be seen from inside the house. To the front of the property, a partially covered terrace offers spectacular views for dining, with a sunken fire pit carved into the garden to make the most of the long summer evenings. Lawned garden with dry stone walls and a gate out to the Southwest Coast Path.

SERVICES

Intruder alarm | Mains electricity and water | Klargester treatment plant for drainage | Heat recovery ventilation system and underfloor heating | Air source heat pumps to provide heating and hot water | FTTP broadband.

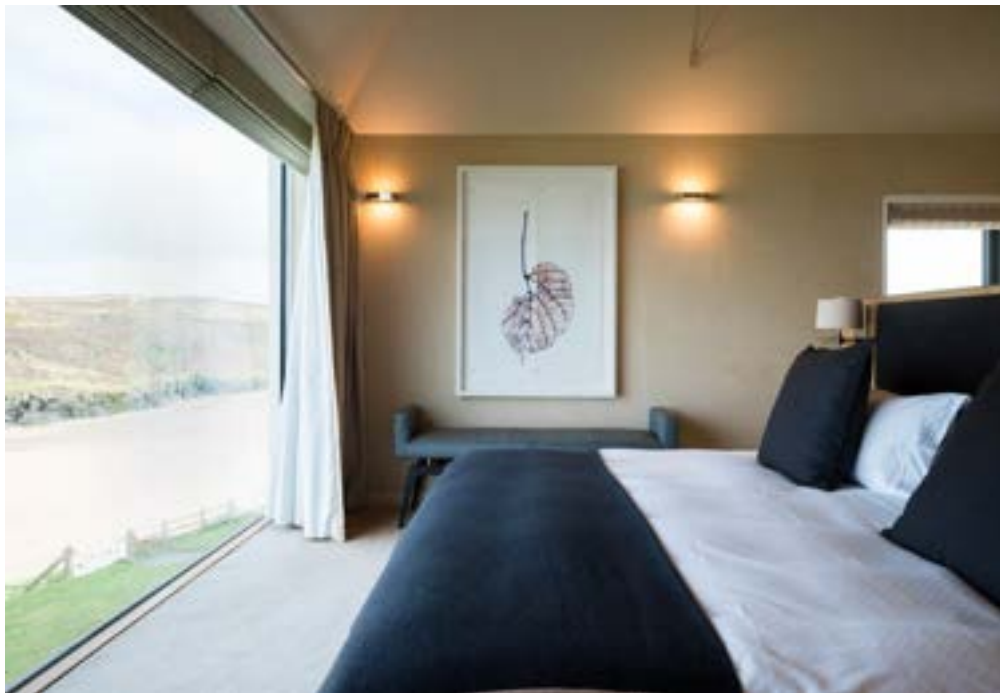




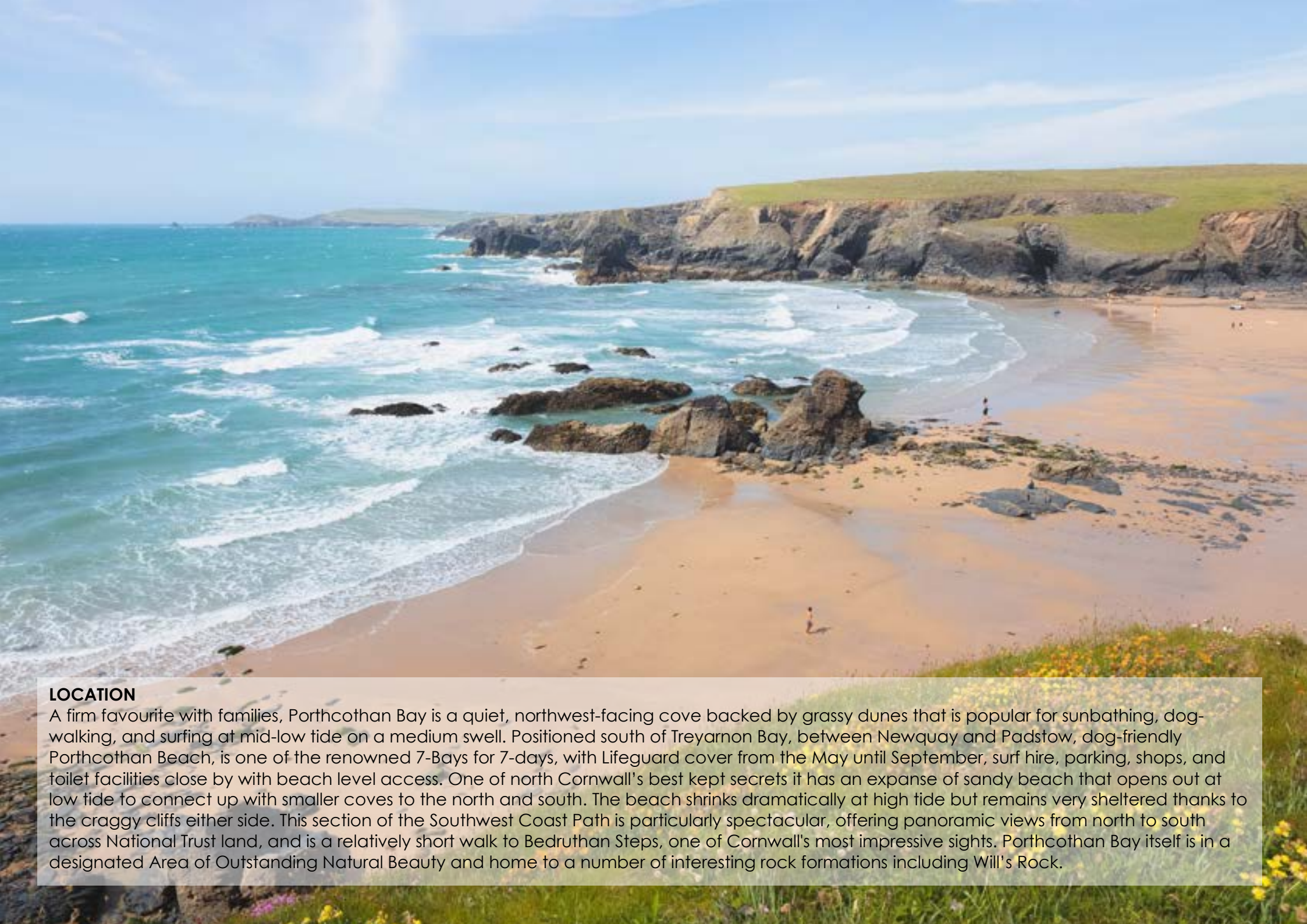






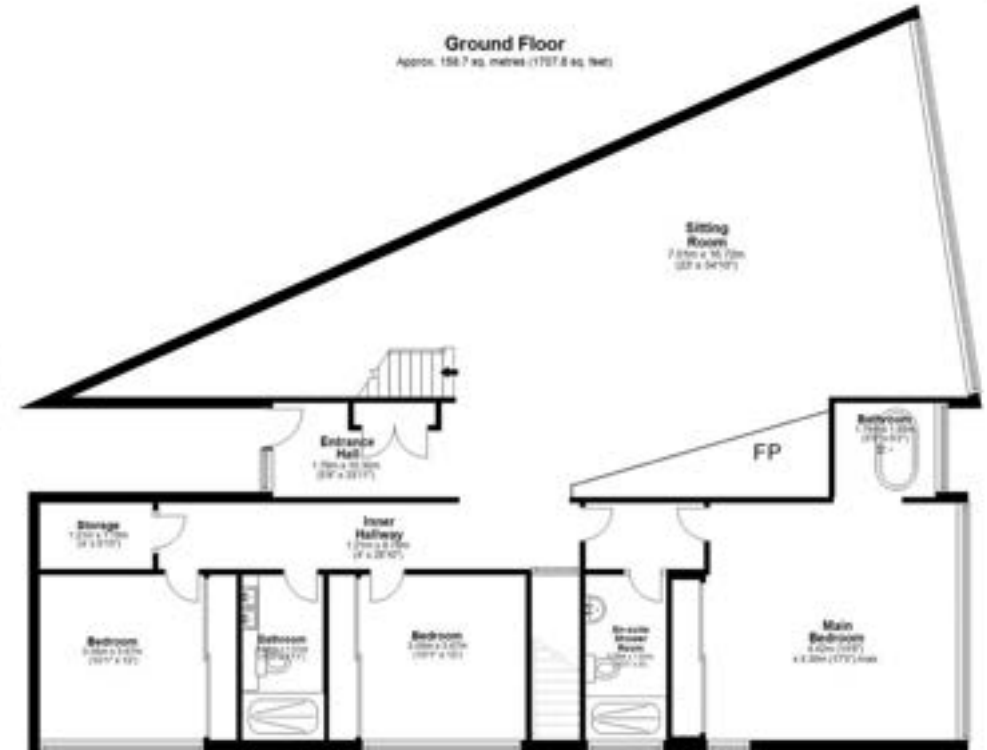
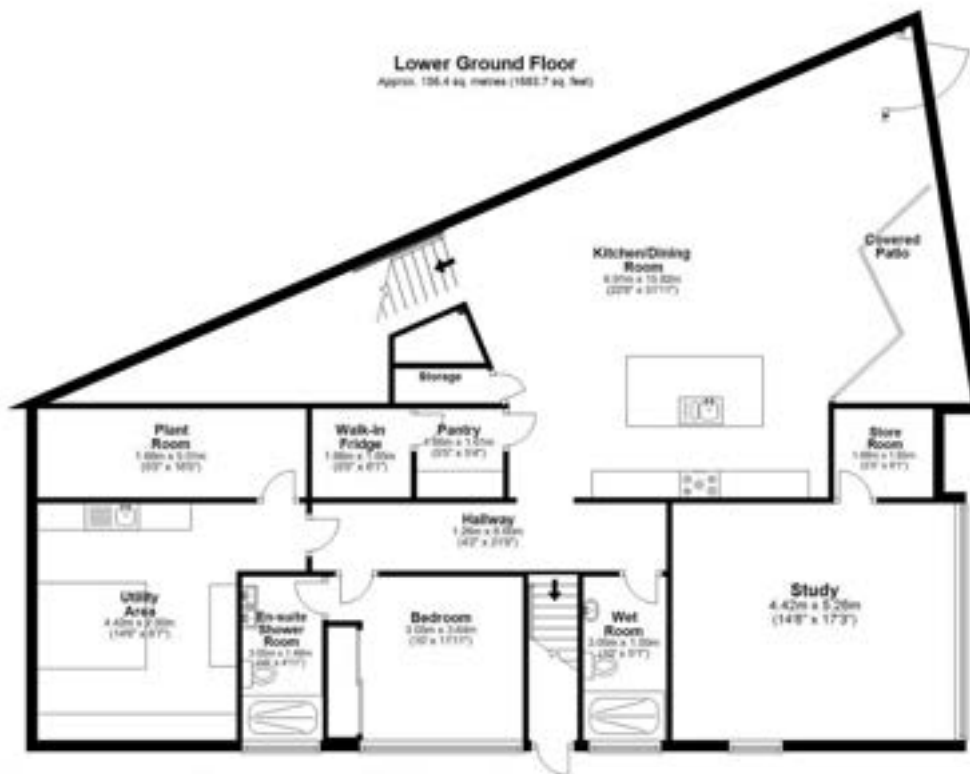






LOCATION

A firm favourite with families, Porthcothan Bay is a quiet, northwest-facing cove backed by grassy dunes that is popular for sunbathing, dog-walking, and surfing at mid-low tide on a medium swell. Positioned south of Treyarnon Bay, between Newquay and Padstow, dog-friendly Porthcothan Beach, is one of the renowned 7-Bays for 7-days, with Lifeguard cover from the May until September, surf hire, parking, shops, and toilet facilities close by with beach level access. One of north Cornwall's best kept secrets it has an expanse of sandy beach that opens out at low tide to connect up with smaller coves to the north and south. The beach shrinks dramatically at high tide but remains very sheltered thanks to the craggy cliffs either side. This section of the Southwest Coast Path is particularly spectacular, offering panoramic views from north to south across National Trust land, and is a relatively short walk to Bedruthan Steps, one of Cornwall's most impressive sights. Porthcothan Bay itself is in a designated Area of Outstanding Natural Beauty and home to a number of interesting rock formations including Will's Rock.



Total area: approx. 315.1 sq. metres (3391.5 sq. feet)

Excludes terraces, garage, and external storage. Measurements are approximate. Not to scale. For illustrative purposes only.

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