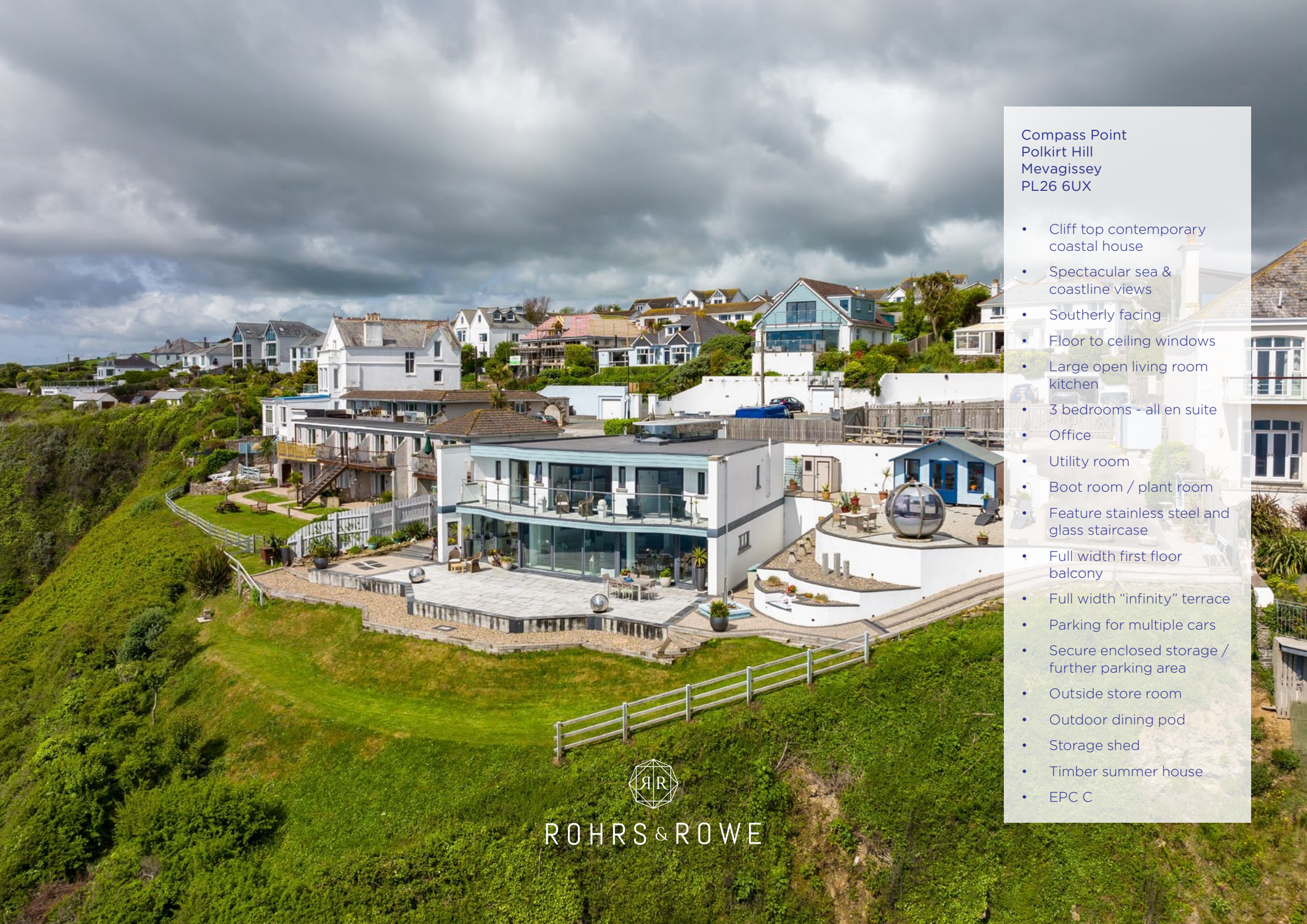




ROHRS & ROWE



Compass Point  
Polkirt Hill  
Mevagissey  
PL26 6UX

- Cliff top contemporary coastal house
- Spectacular sea & coastline views
- Southerly facing
- Floor to ceiling windows
- Large open living room kitchen
- 3 bedrooms - all en suite
- Office
- Utility room
- Boot room / plant room
- Feature stainless steel and glass staircase
- Full width first floor balcony
- Full width "infinity" terrace
- Parking for multiple cars
- Secure enclosed storage / further parking area
- Outside store room
- Outdoor dining pod
- Storage shed
- Timber summer house
- EPC C



ROHRS & ROWE

EXCEPTIONAL ARCHITECT DESIGNED CONTEMPORARY CLIFF TOP HOUSE ENJOYING MAGNIFICENT, UNINTERRUPTED SEA VIEWS ACROSS ST AUSTELL BAY







## PROPERTY

Compass Point is a front line coastal house positioned in a wonderfully dramatic cliff-top setting that enjoys truly spectacular world class sea views over Mevagissey Bay below and out across the wider St Austell Bay beyond. The views also include areas of magnificent surrounding coastline, with the Chapel Point peninsular just to the south and on the opposite side of the bay, a very long stretch of coastline that runs from the entrance to Fowey Harbour and continues for many miles to the Rame Peninsular in the far distance.

Built in 2014, this exceptional architect designed house that was conceived to maximise the amazing sea views that its position enjoys. The house broadens as it approaches the sea, providing some character and interest to the property and also a theme that runs through many elements and rooms within the house. The entrance is a particularly impressive and memorable introduction to the house as a large feature wraparound light-well is positioned within the ceiling above the entrance hall, providing it with exceptional levels of natural light. The bespoke stainless steel, timber and glass staircase is the most impressive focal point of the room though, widening on its descent to the living accommodation below. The entrance level is home to the three en suite double bedrooms, each benefits from the magnificent sea views via floor to ceiling sliding doors, which also give access on to the full width outside balcony. This floor is also home to the good-sized utility room and a plant / boot room.

The lower ground floor living area is a cavernous semi open-plan room comprising the living area, dining room and kitchen. The focal point are the multiple floor to ceiling glazed windows and doors that run the entire width of this stunning room, providing it with spectacular sea views that can only really be compared to being onboard a large ship. The central 3 pane window has 2 sliding doors and at opposite ends of the room are two further hinged doors, which all provide access to the outside full width infinity terrace. The kitchen area runs 3/4 of the depth of the room and is partially separated from the living area via a dividing wall that also has large walkthrough openings at its opposite ends, providing it with a great flow. The kitchen itself is an attractive gloss white with stylish yet contrasting black granite worktops over. To the rear of this floor, behind the staircase, are a series of large built-in floor to ceiling storage cupboards. Adjacent is the good sized office and on the opposite side is a WC.





## LOCATION

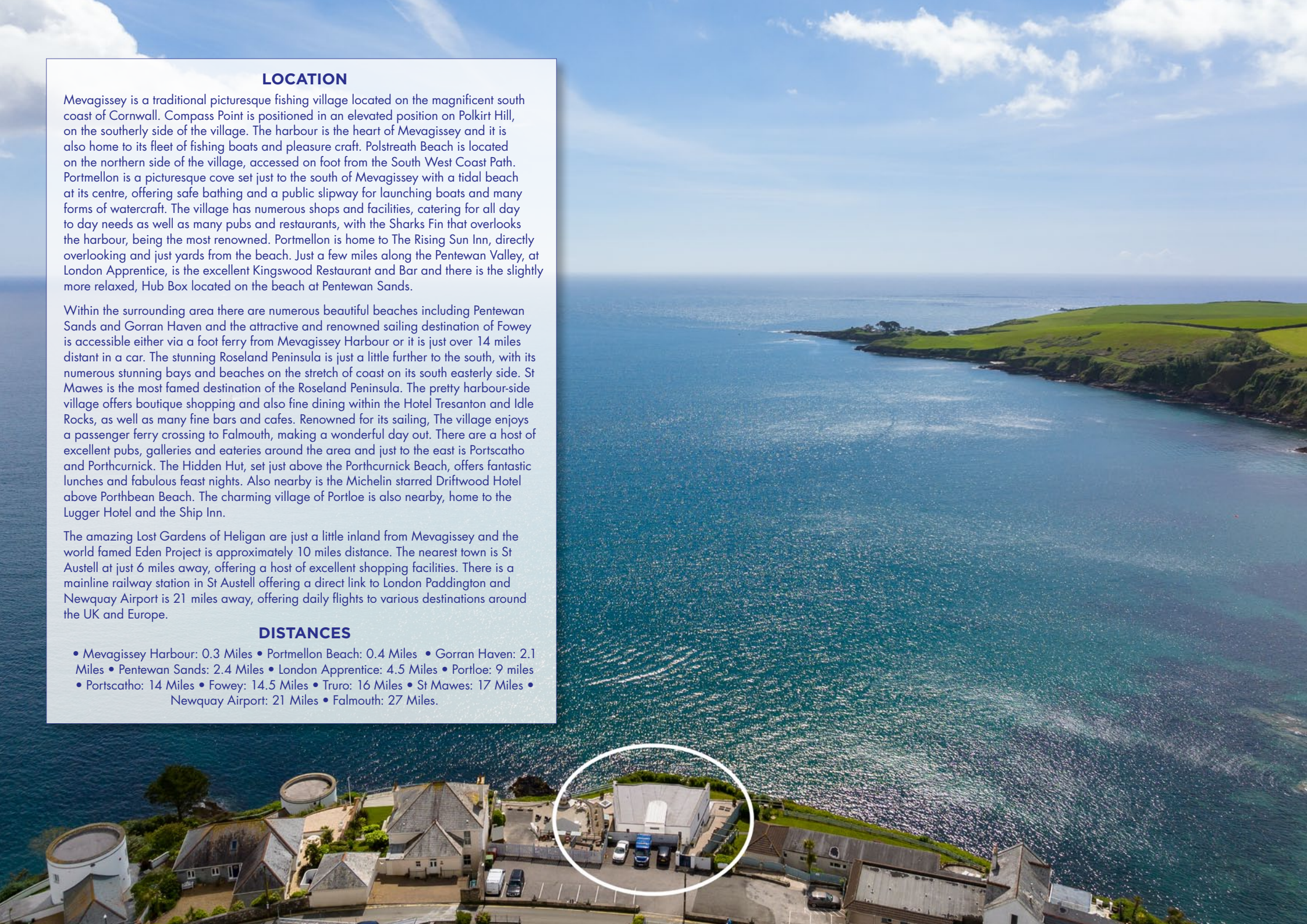
Mevagissey is a traditional picturesque fishing village located on the magnificent south coast of Cornwall. Compass Point is positioned in an elevated position on Polkirt Hill, on the southerly side of the village. The harbour is the heart of Mevagissey and it is also home to its fleet of fishing boats and pleasure craft. Polstreath Beach is located on the northern side of the village, accessed on foot from the South West Coast Path. Portmellon is a picturesque cove set just to the south of Mevagissey with a tidal beach at its centre, offering safe bathing and a public slipway for launching boats and many forms of watercraft. The village has numerous shops and facilities, catering for all day to day needs as well as many pubs and restaurants, with the Sharks Fin that overlooks the harbour, being the most renowned. Portmellon is home to The Rising Sun Inn, directly overlooking and just yards from the beach. Just a few miles along the Pentewan Valley, at London Apprentice, is the excellent Kingswood Restaurant and Bar and there is the slightly more relaxed, Hub Box located on the beach at Pentewan Sands.

Within the surrounding area there are numerous beautiful beaches including Pentewan Sands and Gorran Haven and the attractive and renowned sailing destination of Fowey is accessible either via a foot ferry from Mevagissey Harbour or it is just over 14 miles distant in a car. The stunning Roseland Peninsula is just a little further to the south, with its numerous stunning bays and beaches on the stretch of coast on its south easterly side. St Mawes is the most famed destination of the Roseland Peninsula. The pretty harbour-side village offers boutique shopping and also fine dining within the Hotel Tresanton and Idle Rocks, as well as many fine bars and cafes. Renowned for its sailing, The village enjoys a passenger ferry crossing to Falmouth, making a wonderful day out. There are a host of excellent pubs, galleries and eateries around the area and just to the east is Portscatho and Porthcurnick. The Hidden Hut, set just above the Porthcurnick Beach, offers fantastic lunches and fabulous feast nights. Also nearby is the Michelin starred Driftwood Hotel above Porthbean Beach. The charming village of Portloe is also nearby, home to the Lugger Hotel and the Ship Inn.

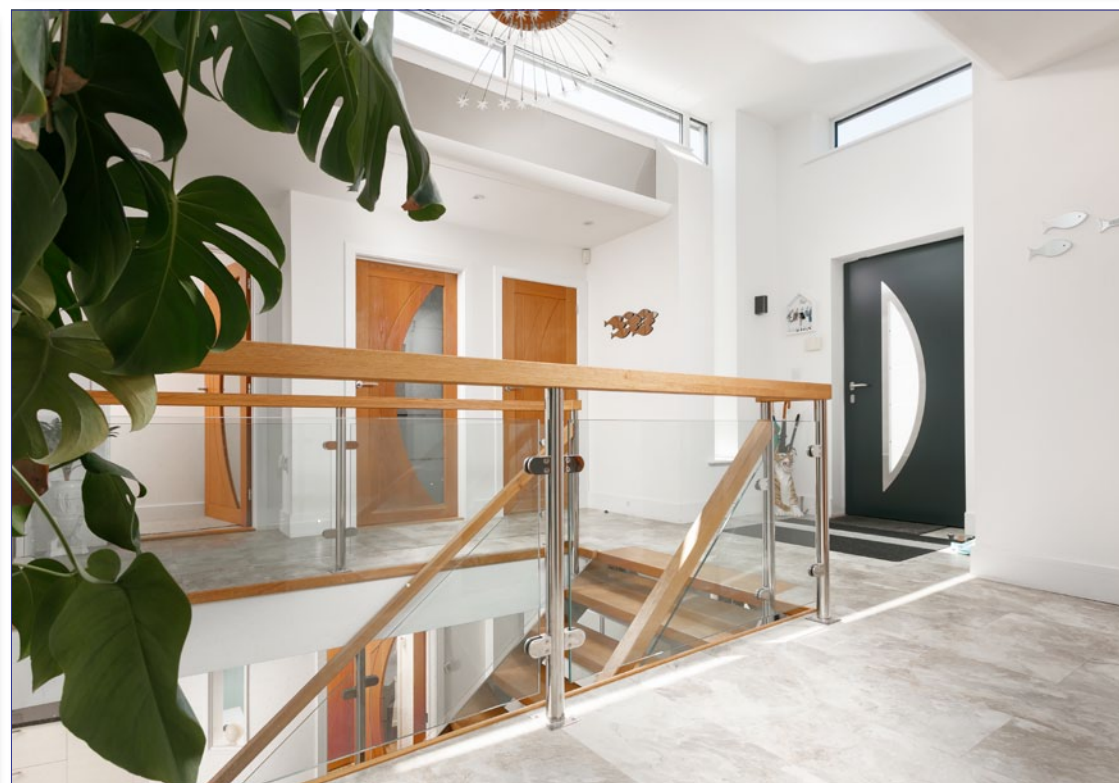
The amazing Lost Gardens of Heligan are just a little inland from Mevagissey and the world famed Eden Project is approximately 10 miles distance. The nearest town is St Austell at just 6 miles away, offering a host of excellent shopping facilities. There is a mainline railway station in St Austell offering a direct link to London Paddington and Newquay Airport is 21 miles away, offering daily flights to various destinations around the UK and Europe.

## DISTANCES

- Mevagissey Harbour: 0.3 Miles
- Portmellon Beach: 0.4 Miles
- Gorran Haven: 2.1 Miles
- Pentewan Sands: 2.4 Miles
- London Apprentice: 4.5 Miles
- Portloe: 9 miles
- Portscatho: 14 Miles
- Fowey: 14.5 Miles
- Truro: 16 Miles
- St Mawes: 17 Miles
- Newquay Airport: 21 Miles
- Falmouth: 27 Miles.









## OUTSIDE

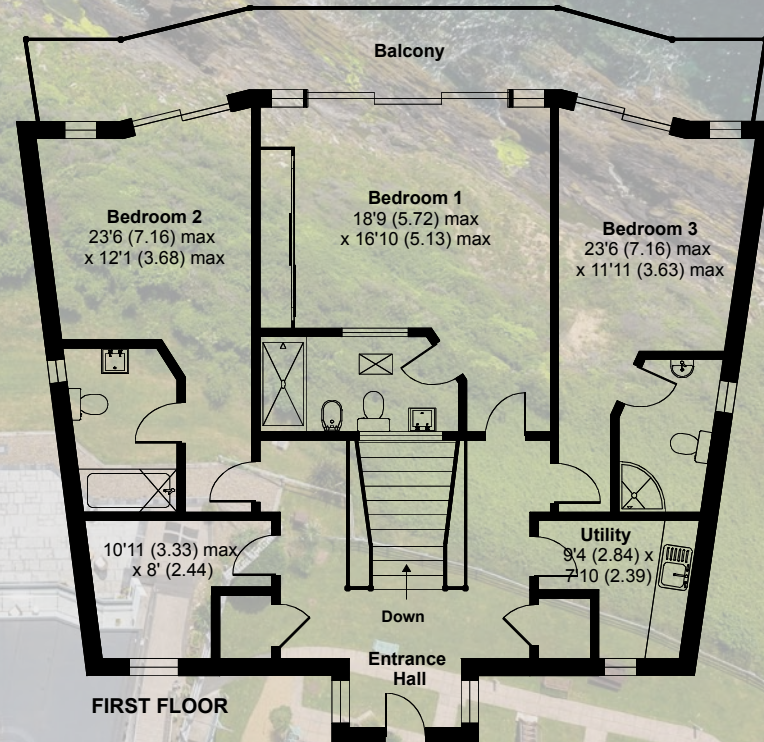
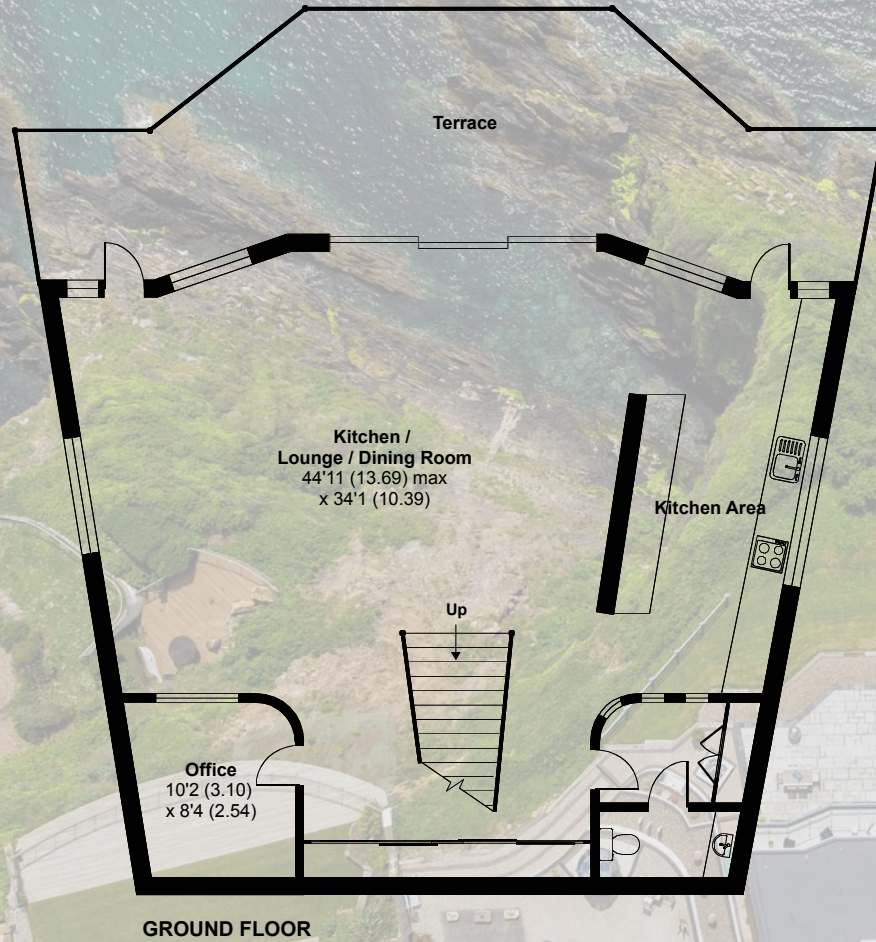
The property is approached from Polkirt Hill. There are 3 private parking spaces outside of the entrance gates to the property. A pedestrian gate leads from the parking area on to a flight of steps that descend to the terrace below, where the front entrance door is located. Adjacent to the parking is a further area of secure hardstanding parking, that is accessed by two sets of vehicular gates. This area provides room for further car parking or the storage of a boat. The hardstanding then gently descends down to a large terraced area below, which is mainly laid with gravel chipping and provides an excellent position to enjoy the best of the incredible and uninterrupted sea views. This level of the terrace is also home to the glazed dining pod and the large timber summer house and it also leads to the front entrance door. At its opposite end, a gravel pathway descends down to the lower terrace and lawned area beyond. The lower "infinity terrace" has large two tone grey paving slabs in the area that runs the full width of the house, with brick paving in the areas beside and a further gravelled area on the next level down. Beyond the terraces is the lawned area that runs the width of the terraces. The infinity terrace provides a vast area for outdoor entertaining or alfresco dining providing and enjoys some of the most spectacular sea views that you will find anywhere on the south coast of Cornwall.

At the side of the house is a flight of steps ascending up to the terrace above where the front entrance door is located. Below the steps, accessed via a walkway from the bottom terrace is built-in area of storage that provides plenty of room for the storage of outside furniture etc.

# Polkirt Hill, Mevagissey, St. Austell, PL26 6UX

Approximate Area = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Rohrs and Rowe. REF: 844049



**Services:** Mains electricity, water and drainage. Ground source heating.

**Directions:** From St Austell, proceed along the B3273, through the Pentewan Valley. After reaching Pentewan Sands, follow the road up the hill and you then descend in to Mevagissey. Upon reaching Mevagissey, follow the signs to Portmellon through the town itself and proceed out of the town, up Polkirt Hill. After reaching the top of Polkirt Hill the road flattens out. Follow the road for about 100 metres and the turning in to Compass Point will be found on the left hand side.

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