

Higher West End
Pentewan
St. Austell
PL26 6BY

Guide Price £950,000

- SET OVER THREE FLOORS
- PERCHED IN A COMMANDING POSITION
- OVER LOOKING PENTEWAN BAY
- PRIVATE Paddock CIRCA ONE ACRE
- FOUR BEDROOMS ALL WITH EN-SUITES
- OFF ROAD PARKING AVAILABLE
 - TWO STOREY BARN
 - EXECUTIVE FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 2195.83 sq ft



4



5



3



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PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this exquisite coastal estate with panoramic sea views and development potential, a stunning four/five-bedroom detached home set in expansive grounds including a private acre paddock.

Perched in a commanding elevated position overlooking one of Cornwall's most breath-taking bays, this magnificent, detached period residence offers an exceptional coastal lifestyle paired with a rare and valuable asset, an additional acre paddock set behind the property, offering exciting potential for future development, such as the addition of a holiday lodge or chalet (subject to planning).

This unique combination of spectacular sea views, generous living space, and expansive grounds creates an unparalleled opportunity for families or investors looking to secure a prestigious coastal home with flexibility and scope to enhance the property further.

Inside, the home spans over 2,000 square feet across three levels, blending traditional character with spacious, light-filled interiors that maximise the stunning surroundings. The bay-fronted living room is a bright and inviting space, perfect for relaxing while taking in the uninterrupted panoramic views of the ocean and coastline.

Adjacent is a formal dining room that enjoys equally impressive vistas, ideal for entertaining or intimate family meals. The well-equipped kitchen, complemented by an adjoining shower room offers practical, versatile space with direct access to the rear garden.

Upstairs, there are four double bedrooms, all of which benefit from en-suite bathrooms, providing privacy and convenience. In addition, there are two separate family bathrooms to serve the household. The principal bedroom enjoys breath-taking sea views.

The impressive loft room on the top floor offers flexible use as a fifth bedroom, office, or creative studio, benefitting from sweeping views across the sea and surrounding countryside, a true sanctuary within the home.

To the side of the property stands a charming two-storey stone-built structure, presenting excellent potential for conversion into a holiday let, artist's studio, or guest accommodation, ideal for enhancing rental income or creating additional living space (subject to planning consent). Additionally, there is an external boiler room housing the oil-fired boiler, discreetly located for convenience.

The outdoor space is equally captivating. Beautifully landscaped wraparound gardens and a generous raised terrace provide an idyllic setting for alfresco dining, entertaining, or simply enjoying the peaceful coastal surroundings. A notable feature of the garden is a charming shack with great potential to be converted into an outside bar or kitchen, perfect for summer gatherings and enhancing the outdoor lifestyle.

Beyond the garden lies the private acre paddock, offering valuable additional space with significant potential for the addition of a holiday lodge, chalet, or other outbuilding, subject to necessary consents - further enhancing the property's versatility and future value.

Off-street parking for multiple vehicles is provided at the front, framed by traditional stone walls and mature planting, while the charming red post-box adds character and a distinctive touch to the property's entrance.

The property benefits from mains water, electricity, and drainage, and is heated via oil-fired radiators. It falls within Council Tax Band C. Viewings are highly recommended to fully appreciate everything this home has to offer.

LOCATION

Pentewan is a charming coastal village in Cornwall, England, located just a few miles southeast of St Austell. Known for its sandy beach and scenic harbour, it offers a peaceful retreat with picturesque cottages and coastal walking trails. Nearby, visitors can find amenities such as local shops, pubs, and restaurants, as well as easy access to larger towns like St Austell for more extensive services. Once a bustling port for china clay export, Pentewan now attracts holidaymakers looking to enjoy both natural beauty and convenient facilities close to the sea.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

uPVC double-glazed door. Skirting boards throughout, complemented by original Victorian mosaic flooring. Door leading into:

ENTRANCE HALLWAY

Smoke alarm fitted. Features include an under-stairs storage cupboard, radiator, multiple plug sockets, and skirting boards. Finished with laminate flooring. Doors leading into:

DINING ROOM

15'5" x 11'2" (4.71m x 3.41m)

Skimmed ceiling. A stunning double-glazed sash bay window offers breath-taking views across the bay. The room also features a characterful fireplace, multiple plug sockets, skirting boards, and beautifully exposed wooden flooring.

LOUNGE

26'7" x 11'3" (8.12m x 3.43m)

Skimmed ceiling and smoke alarm. This spacious room boasts dual-aspect double-glazed sash windows, offering breath-taking views across Pentewan Bay. There are two fireplaces, one of which is fitted with a fully functional log burner, adding warmth and character. Additional features include a radiator, multiple plug sockets, television point, skirting boards, and exposed wooden flooring.

KITCHEN

15'9" x 7'9" (4.81m x 2.37)

Skimmed ceiling with recessed spotlights and smoke alarm. Consumer units neatly housed. Dual-aspect double-glazed sash windows allow for ample natural light. The space includes a larder with built-in shelving and an under-stairs storage cupboard. A range of bespoke oak fitted storage cupboards and drawers provides excellent storage. There is space for an Aga-style oven and hob, a Belfast sink, and designated areas for a washing machine and dishwasher. Additional features include a radiator, multiple plug sockets, skirting boards, and tiled flooring.

DOWNSTAIRS SHOWER ROOM

7'9" x 6'5" (2.37 x 1.97)

Skimmed ceiling with recessed spotlights. Features splashback tiling and a mains-fed shower cubicle. There is a single-glazed window to the side aspect, a vanity wash basin with mixer tap, a W.C., and tiled flooring.

FIRST FLOOR LANDING

Smoke alarm installed. The landing features multiple plug sockets, skirting boards, and carpeted flooring. Doors leading to:

BEDROOM ONE

13'1" x 12'1" (4.00m x 3.70m)

Skimmed ceiling. Two double-glazed sash windows with bespoke shutters provide plenty of natural light. The room features multiple plug sockets, skirting boards, and carpeted flooring. Door leading to:

EN-SUITE

5'9" x 5'9" (1.77m x 1.76m)

Skimmed ceiling with extractor fan. Frosted double-glazed window to the rear aspect. Features splash-back tiling and a cubicle housing a mains-fed shower. Includes a wash basin and W.C., with vinyl flooring throughout.

BEDROOM TWO

11'0" x 10'10" (3.37m x 3.32)

Skimmed ceiling. Dual-aspect double-glazed sash windows offer beautiful views across the bay. The room features skirting boards and exposed wooden floorboards.

EN-SUITE

5'5" x 5'1" (1.67m x 1.56)

Skimmed ceiling with extractor fan. The room includes a cubicle housing an electric shower, splash-back tiling, a wash basin, radiator, W.C., and exposed wooden floorboards.

BEDROOM THREE

12'4" x 11'6" (3.78m x 3.53m)

Skimmed ceiling with smoke alarm. Features a double-glazed sash window to the front aspect, skirting boards, and exposed wooden flooring.

EN-SUITE

9'10" x 6'1" (3.02m x 1.86m)

Skimmed ceiling. Double-glazed sash window to the front aspect. Features splash-back tiling and a cubicle housing an electric shower. Includes a wash basin, radiator, W.C., and vinyl flooring.

BEDROOM FOUR

11'4" x 10'3" (3.46m x 3.13m)

Skimmed ceiling. Double-glazed sash window to the rear aspect. The room includes a radiator, skirting boards, and exposed wooden floorboards.

EN-SUITE

4'7" x 9'10" (1.41m x 3.02m)

Skimmed ceiling.



BATHROOM

10'6" x 6'7" (3.22m x 2.01m)

Skimmed ceiling. Double-glazed sash window to the rear aspect. Features splash-back tiling and a bath with a mains-fed shower hose attached. Includes a wash basin, W.C., and vinyl flooring.

SECOND BATHROOM

7'10" x 3'8" (2.40m x 1.13m)

Skimmed ceiling with recessed spotlights. Dual-aspect double-glazed windows provide ample natural light. Includes a storage cupboard, splash-back tiling, and a bath with a mains-fed shower hose. Features a wash basin with mixer tap, radiator, and tiled flooring.

ATTIC ROOM

21'5" x 14'9" (6.55m x 4.50m)

Skimmed ceiling with smoke alarm. Two Velux windows provide natural light. The room includes eaves storage, radiator, multiple plug sockets, skirting boards, and carpeted flooring.

EXTERNALLY

TWO STOREY BARN

Double glazed windows. Power connected.

GARDEN

The outdoor space is equally captivating. Beautifully landscaped wraparound gardens and a generous raised terrace provide an idyllic setting for alfresco dining, entertaining, or simply enjoying the peaceful coastal surroundings. A notable feature of the garden is a charming shack with great potential to be converted into an outside bar or kitchen, perfect for summer gatherings and enhancing the outdoor lifestyle.

Paddock

Beyond the garden lies the private acre paddock, offering valuable additional space with significant potential for the addition of a holiday lodge, chalet, or other outbuilding, subject to necessary consents - further enhancing the property's versatility and future value.

PARKING

Off-street parking for multiple vehicles is provided at the front.

SERVICES

The property benefits from mains water, electricity, and drainage, and is heated via oil-fired radiators. It falls within Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: F

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Wood burner and Aga/Rayburn

Broadband: Cable

Parking: Allocated, Driveway, Off Street, and On Street

Building safety issues: No

Restrictions - Listed Building: No

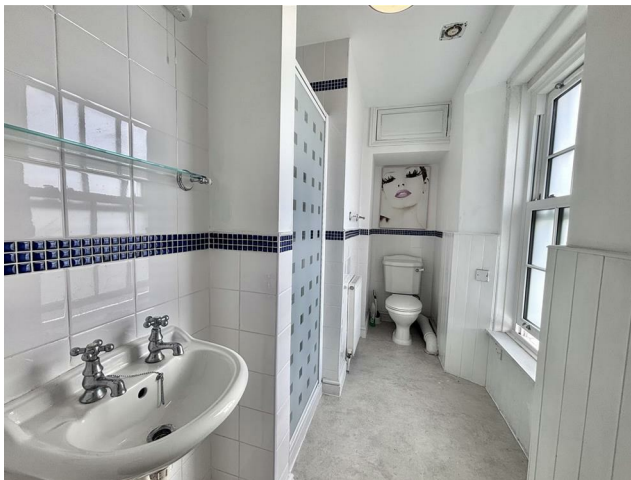
Restrictions - Conservation Area: No

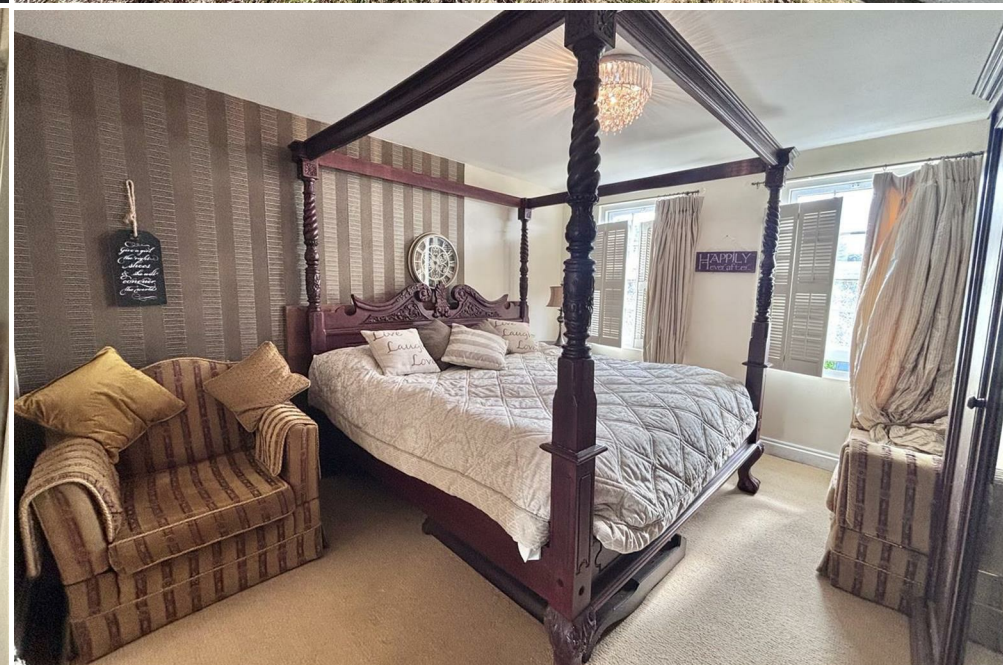
Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No





Higher West End, Pentewan, St. Austell, PL26 6BY

Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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Are you interested in this property but aren't currently in a proceedable position?

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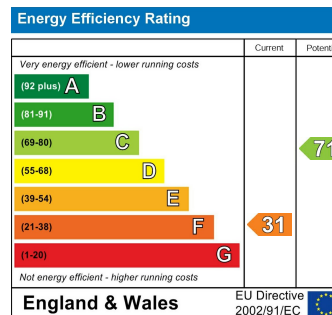
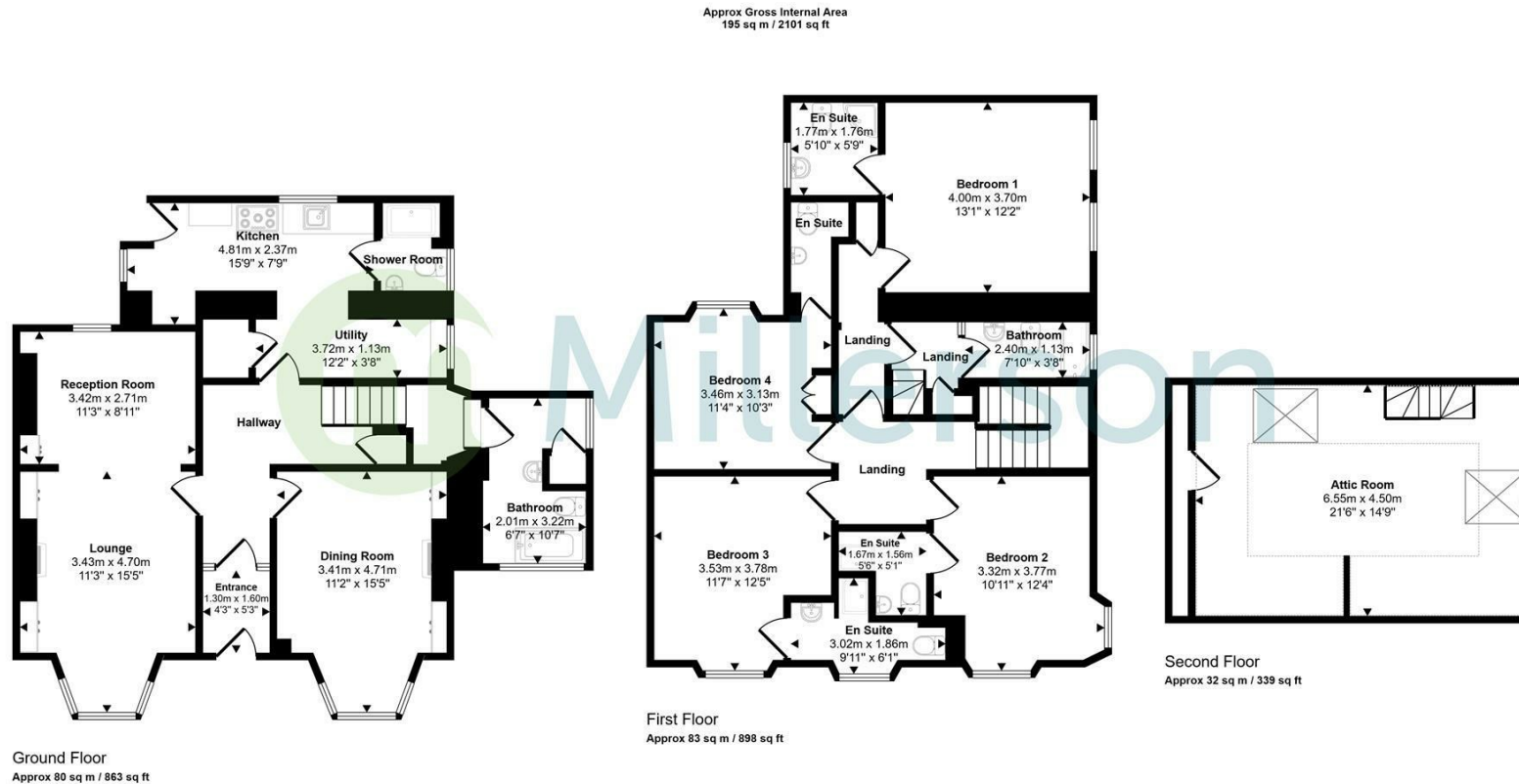
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