



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10102

£695,000

Gwel An Mor,  
Logan Road, St Austell, Cornwall, PL25 4FQ

**FREEHOLD**



**An immaculate and stylishly presented, contemporary detached house boasting over 2,200sq.ft. of light filled and well proportioned accommodation including a stunning, double aspect 24' long lounge, an open-plan kitchen/dining room, utility room, a colossal principal en-suite bedroom with dressing area and en-suite shower room plus 3 further double bedrooms. Situated off a private road in a spacious level plot with a large gated driveway, integral garage, enclosed gardens and broad paved sun terrace.**



## **SUMMARY OF ACCOMMODATION – In all, about 2,535sq.ft. (including garage)**

**Ground Floor** Entrance hall, living room, kitchen/dining room, utility.

**First Floor** Landing, principal bedroom suite with dressing area and en-suite shower room. Guest bedroom, 2 further double bedrooms, family bath/shower room.

**Outside** Large brick paved driveway and parking area, integral garage, level enclosed rear garden with sun terrace and lawn.

## **DESCRIPTION**

Gwel An Mor is an impressive detached home built in 2017 and owned by our client since its construction.

Approached off a private road through vehicular gates which open to a large brick paved driveway which in turn provides ample parking and turning space, adjoins level areas of lawn to either side and leads to the integral garage. A covered entrance leads to the impressive and very spacious entrance hall with a cloaks cupboard, wc and turning staircase with near floor to ceiling high windows allowing light to flood in. Off the hallway are the two equally impressive reception rooms which are linked via a light inner hallway to the rear of the stairwell. The living room is some 24'3" long with a large window overlooking the front driveway and lawn and bifolding doors which open to the rear sun terrace and garden. The kitchen/dining room is also a double aspect room, is beautifully appointed with a range of integrated appliances, a breakfast bar, a matching sideboard and bifolding doors which also open to the rear. Off the kitchen/dining room is a large utility room with doors opening to the rear garden and to the integral garage.



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The first floor landing is spacious and is galleried above the stairwell below and benefits from the floor to ceiling high windows, has a double fronted linen cupboard with a hanging rail and leads to the four bedrooms which are all very large doubles. The principal bedroom is huge and measures some 16' x 15' with a spacious dressing area off, with hanging rails and shelving, which in turn leads to a beautifully appointed en-suite shower room with his and hers wash basins and a large walk-in shower cubicle with rain shower head. The family bathroom is equally as impressive with another large walk-in shower cubicle with rain shower head plus a panelled bath.

The gardens are fully enclosed and offer a great degree of privacy and shelter. Completely level with a porcelain tiled sun terrace which stretches across the entire rear of the property and broadens to the south east with further built-in benches, all designed to make the most of the sun. By being level and completely enclosed the garden is perfect for not only alfresco dining and outside entertaining but for children and pets alike.

**In all, a stylishly presented and beautifully appointed large, detached family home, situated off a private road in a level plot yet close to amenities and schooling.**

## **LOCATION**

The house is situated on the northern side of St Austell town in an elevated position. There are local shops within easy reach of Gwel An Mor including a Tesco Express and the extensive amenities offered by the town are a further walk away or a short drive. St Austell offers a varied retail base including larger national departmental stores and smaller individual local shops plus a cinema and mixture of cafés and restaurants. There are a variety of sports clubs, a large leisure centre and out of town trading estates and supermarkets.

A short drive away are the excellent beaches that surround St Austell Bay including Carlyon Bay with its 18-hole coastal golf course, Duporth, Porthpean and on the western side of the bay, Par Sands and Polkerris. On the opposite of the Gribbin Headland lies the picturesque harbour town of Fowey which has two sailing clubs and a deep natural harbour with the yacht clubs holding races in the waters of St Austell Bay during the summer months. Porthpean and another nearby beach Pentewan both have active sailing clubs and there are further golf courses at Porthpean and in the nearby village of Polgooth.

St Austell has a coach station and mainline railway station which offers a direct link to London Paddington with approximate travel time of 4½ hours. The road network from St Austell provides easy access to the A390/A38 travelling north eastwards to Plymouth in Devon and cross county the A391 provides a swift link to the A30 which remains dual carriageway all the way to Exeter where it joins the national motorway network. The beaches on the northern coasts are also within an easy drive with several notable surfing beaches fronting the Atlantic Ocean. Other nearby attractions include the Lost Gardens of Heligan and the Eden Project.

## **THE ACCOMMODATION COMPRISES** **(all floor plans and dimensions are approximate)**

From the brick paved driveway a covered entrance leads to the uPVC front door with glazed opaque glass sealed units to either side which opens to:-

**ENTRANCE HALL – 17'10" x 8'2"** A very welcoming and spacious entrance with a double fronted cloaks cupboard with hanging rail, turning staircase to the first floor landing.

**WC** With wash basin and pedestal and a heated towel rail and doors to:-

**LIVING ROOM – 24'3" x 14'7"** A superb double aspect room with large uPVC double glazed triple pane window overlooking the front lawn and driveway plus a wall of bifolding

doors opening to the rear sun terrace and garden, two radiators and an opening which leads around the back of the stairwell to the kitchen/dining room.



**KITCHEN / DINING ROOM – 27'3" x 14'8" max wall to wall** Another stunning double aspect room with a large triple paned uPVC double glazed window overlooking the front driveway and lawn and a wall of bifolding doors opening to the rear sun terrace and lawn, opening to the rear of the stairwell which leads to the living room, radiator, matching sideboard to the kitchen units and drawers, door to the utility room (see below).



The kitchen comprises a range of soft close handleless gloss units under a wood effect worktop with integrated Lamona appliances including a stainless steel 1½ bowl sink and drainer, a dishwasher, wine cooler, an oven, grill, five ring gas hob with a stainless steel and glass extractor hood over and a full height fridge/freezer. Further worksurface which acts as a breakfast bar.

Door from the dining room to:-

**UTILITY ROOM – 13'1" x 7'10"** A very spacious utility room with uPVC double glazed door opening to the rear sun terrace and lawn, double paned double glazed uPVC window overlooking the rear garden, double fronted base unit under a granite effect worktop with stainless steel 1½ bowl sink and drainer plus space under for a washer and a dryer, radiator and door to the integral garage (see below).



From the hallway, an impressive turning staircase with glass and wood balustrading and a near floor to ceiling high triple paned double glazed uPVC window overlooking the rear garden and sun terrace ascends to:-

## **FIRST FLOOR**

**LANDING** With loft access hatch, which is fully boarded with a loft ladder, double fronted wardrobe with hanging rail and doors to:-





**PRINCIPAL BEDROOM – 16' x 15'** A colossal principal bedroom suite with triple paned double glazed uPVC window overlooking the rear garden with a radiator under and a door to:-

**DRESSING AREA** A spacious dressing room with built-in open fronted wardrobes with hanging rails and shelving, built-in shoe rack, dressing table with handleless drawers to either side, radiator and door to:-



**EN-SUITE SHOWER ROOM** Beautifully appointed with an oversized double length shower cubicle with additional rain shower head, his and hers wash basins with vanity cupboards under, wc, chrome ladder style heated towel rail, opaque glass uPVC double glazed window.



**GUEST BEDROOM – 14'8" x 13'5"** Another huge double bedroom with uPVC double glazed triple pane window overlooking the rear garden with radiator under.

**BEDROOM 3 – 14'9" x 10'5"** Another spacious double bedroom with triple pane uPVC double glazed window overlooking the front driveway, lawn and across rooftops to miles of open countryside with radiator under.



**BEDROOM 4 – 14'7" x 10'6"** Another large double bedroom with uPVC double glazed triple pane window overlooking the front driveway and lawn and over rooftops to the countryside in the distance and to the sea to the side with radiator under.

**FAMILY BATH / SHOWER ROOM** Beautifully appointed with a large walk-in shower cubicle with additional rain shower head, wc, wash basin and pedestal, panelled bath with two opaque glass uPVC double glazed windows over and shelving to either side, chrome ladder style heated towel rail.



### OUTSIDE



Gwel An Mor is approached off Logan Road through a pair of wooden vehicular gates which lead to a brick paved driveway and level areas of lawn to either side and which provides parking for numerous vehicles and gives plenty of turning space. EV charger to the side of the garage.

**INTEGRAL GARAGE – 18'9" x 13'1"** With up and over door, light and power, uPVC double paned double glazed door overlooking the side path, Baxi boiler, hot water cylinder and a door which opens to the utility room.



To either side of Gwel An Mor are two pedestrian wooden gates with fencing to either side which lead to the rear garden. To the south east elevation is a broad sun terrace with porcelain slabs with built-in benches – the perfect area for alfresco dining and outside entertaining. This sun terrace leads around the rear of the property to a utility area to the north west and adjoins a level area of lawn with a white rendered wall with fencing and

mature hedging to the north east boundary. The garden provides plenty of privacy and shelter and is fully enclosed making it ideal for pets and children.



## **GENERAL INFORMATION**

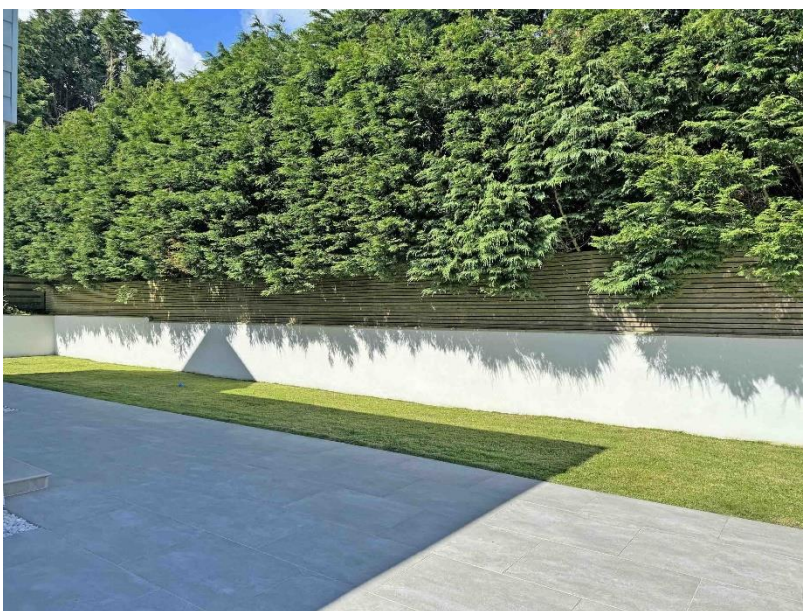
**VIEWING** Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

**POST CODE** PL25 4FQ.

**SERVICES** Mains water, drainage, electricity and gas.

**COUNCIL TAX BAND** F (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** Heading towards St Austell through Holmbush passing Tesco superstore on your left hand side, turn left at the traffic lights onto the A391 signposted to the Eden Project. Proceed along this road



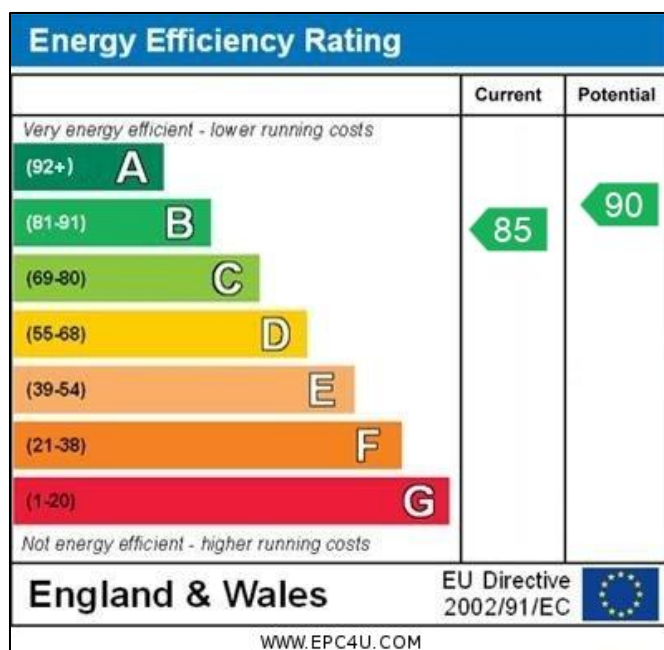
heading straight over three roundabouts. At the fourth roundabout take the first exit onto Treverbyn Road. Take the next left hand turn onto Logan Road and follow the road as it bends to the left with Gwel An Mor being the driveway in front of you.

**AGENT'S NOTE** The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

### **THE PROPERTY OMBUDSMAN**

Approved Redress Scheme



**Not to scale – for identification purposes only.**

## Gwel An Mor, Logan Road, St. Austell

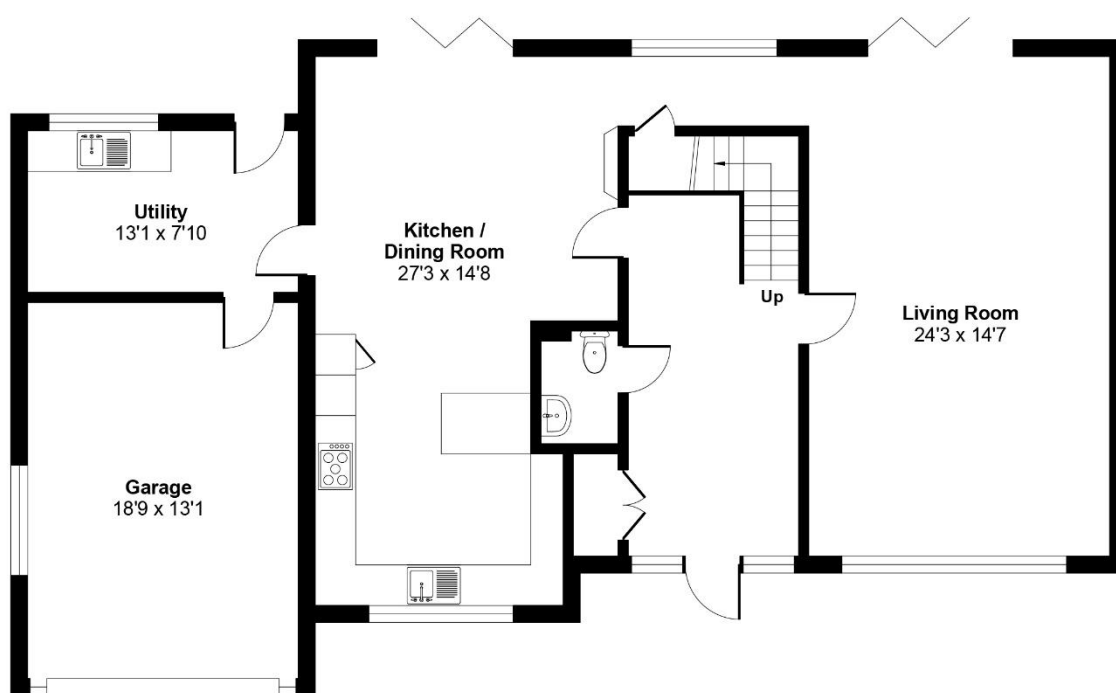
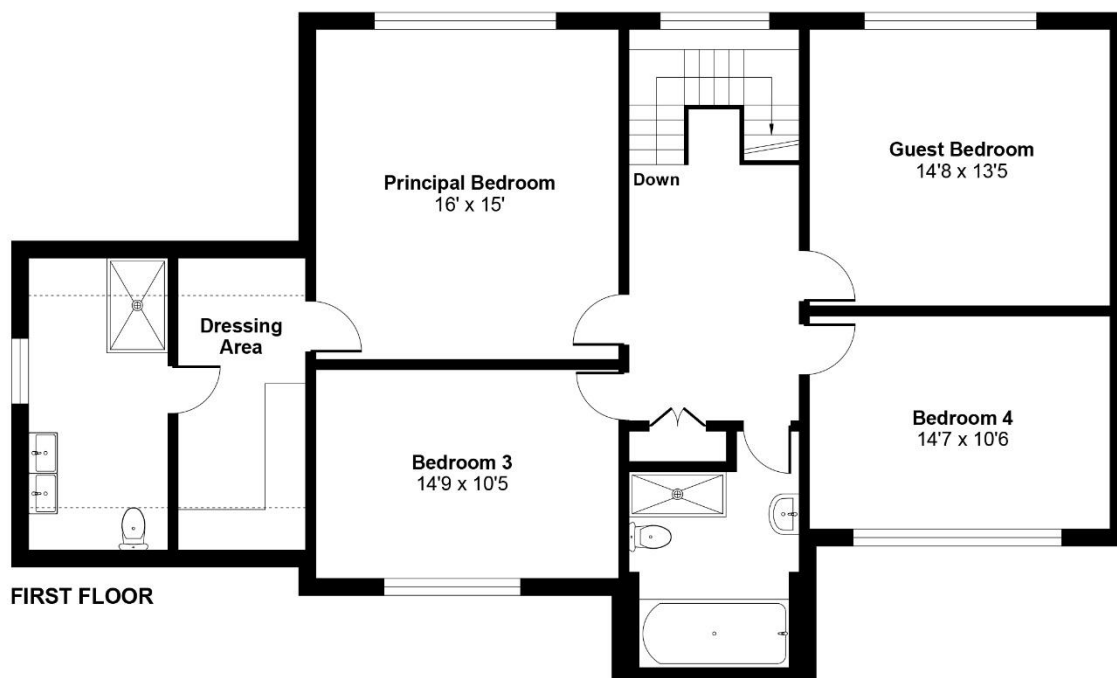
Approximate Area = 2242 sq ft / 208.2 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 239 sq ft / 22.2 sq m

Total = 2535 sq ft / 235.4 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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