



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10137

Guide £1,200,000

Polstreath Orchard,
School Hill, Mevagissey, Cornwall, PL26 6TH

FREEHOLD



A cutting edge, distinctive, highly individual architect designed, split level 3/4 bed roomed detached house enjoying a coastal position that affords glorious, uninterrupted, panoramic views over Mevagissey Bay to Chapel Point. Built some 12 years ago to an advanced eco-friendly design and a high standard with the prolific and very evident use of quality materials throughout.



SUMMARY OF ACCOMMODATION

Ground Floor Hallway, principal bedroom, en-suite shower/wet room, family bathroom.

First Floor Entrance vestibule, entrance hall, sitting room, kitchen/dining room, bedroom 2, Jack & Jill en-suite shower/wet room, bedroom 3, bedroom 4/study, utility room.

Outside Electrically gated access, concrete set driveway with parking/turning for numerous vehicles and access to the integral garage.

Rear garden Cut granite terraces adjacent to both first and ground floor rear garden side rooms (principal bedroom, sitting room and dining room), split level tiered lawns and beautifully stocked shrub and flowerbed borders with cut granite steps linking the ground and first floor terraces with remote controlled external lighting and enjoying spectacular sea and coastal views.



SPECIFICATIONS

- Ground source heat pump supplying underfloor heating to all rooms and hot water.
- Heat recovery ventilation system.
- Engineered oak flooring throughout hallways and the main reception areas.
- Majority quality triple glazed windows/doors except for the doors and a window in the dining room which are double glazed and have internal blinds.

- Lindab galvanised steel gutters and powder coated steel fascia's.
- Integrated stereo speakers to the sitting room, kitchen/dining room and family bathroom.
- Electrically gated entrance to a parking and turning area paved in granite sets.
- Liberal use of cut granite to the rear garden terraces and steps in both front and rear gardens. Remote controlled lighting in the rear garden.
- Quality kitchen units in contrasting gloss white and duck egg blue with honed granite worktop surfaces and integrated appliances.
- Beautifully landscaped gardens with zoned, remote controlled integrated lighting and external power points.
- The house has been traditionally constructed of concrete blocks and it is worth noting that for the energy performance certificate, the property is A rated
- When just finished, this house featured in the Self Build Magazine in the 13th May 2013 edition.
- 16 UPV panels on the roof, produce a feed-in tariff of approximately £2,000 per annum.
- Matrix private drainage treatment system.

DESCRIPTION

This distinctive, impeccably presented house was skilfully architecturally designed for this specific plot to provide comfortable, low cost, high quality accommodation that is versatile and takes maximum advantage of the stunning sea and coastal views that are available. On the seaward side, at first floor level, where the best views can be obtained, there is an apex wall of double and triple glazed windows facing the sea, providing lovely views over Mevagissey Bay and Chapel Point, also flooding the living areas with light. A balcony is accessed from the sitting room doors with composite decking panels and stanchionless structural glazed safety panels. Doors from the dining room on the first floor and principal bedroom on the ground floor, both open on to cut granite terraces in the rear gardens.





Everything about this house, exudes quality and flare, both in design and presentation. An electrically gated front access opens onto a granite set driveway providing parking and turning for numerous vehicles and access to the garage. Cut granite steps ascend to the first floor and the front door, which opens on to an entrance vestibule and then to the entrance hall. The entrance hall is galleried above the stairs down to the ground floor with two bedrooms, an en-suite/family shower room and a utility room off the hallway.



At the far end of the entrance hall are the large open-plan living areas comprising a beautiful sitting room with Cumbrian slate chimney breast and carriage style woodburning stove, together with triple glazed doors, opening onto a balcony and providing stunning sea/coastal views. The sitting room is semi open-plan to the kitchen/dining room with the dining area having double glazed doors out on to a granite terrace and a further double glazed window to the side all of which have internal blinds. The kitchen is beautifully fitted in a range of gloss white and duck egg blue contrasting units by Masterclass Kitchens with attractive speckled honed granite worktop surfaces and a full

range of integrated appliances. The kitchen and dining room also enjoy spectacular sea and coastal views.



Off the sitting room is a fourth bedroom or study which is where the hub for the centralised stereo speakers to the sitting room, dining room, kitchen and family bathroom is housed.

On the ground floor is a large principal bedroom suite with en-suite shower/wet room and a separate family bathroom. A door from the lower ground floor hallway opens on to the integral garage which also doubles as a plant room as it houses the working and control equipment for the heat recovery ventilation system, the ground source heat pump and the photovoltaic panels. Further plumbing for washing machine if required.

The front garden is surrounded by high walls providing good privacy with strategically planted flower and shrub bed borders providing colour. The rear garden has split levels with well manicured lawns surrounded by well planted flower and shrub borders and cut granite terraces at both ground and first floor levels. Cut granite steps with stainless steel stanchions and safety rails connect the two levels. There is integrated lighting to the flower/shrub beds and surrounding walls and lovely sea/coastal views from the garden's upper levels. The rear gardens face south enjoying sun throughout most of the day.

LOCATION

This lovely house is conveniently located on the edge of this picturesque Cornish fishing village enjoying easy access out of the village, whilst all the villages amenities are within walking distance and include a range of shops that cater for day to day needs with more specialist tourist and boutique shops intermingled with them. There are many local inns, restaurants, cafés, a primary school and an excellent thriving community that is still largely

centred around the picturesque inner and outer harbours which house an active fishing fleet and fish market. Mevagissey has gained in popularity considerably over recent years due to its unspoilt nature and convenient location, enjoying good access to main roads, with out of county connections via the A30 and the A38, both of which are largely dual carriageway all the way to Exeter where they join the national motorway network. The nearest town is St Austell to the north providing a wider array of leisure, commercial and retail facilities, primary and secondary schooling, out of town sports clubs and supermarkets, a large leisure centre and a mainline railway station that provides a direct link to London Paddington with approximate travel time of 4½ hours.

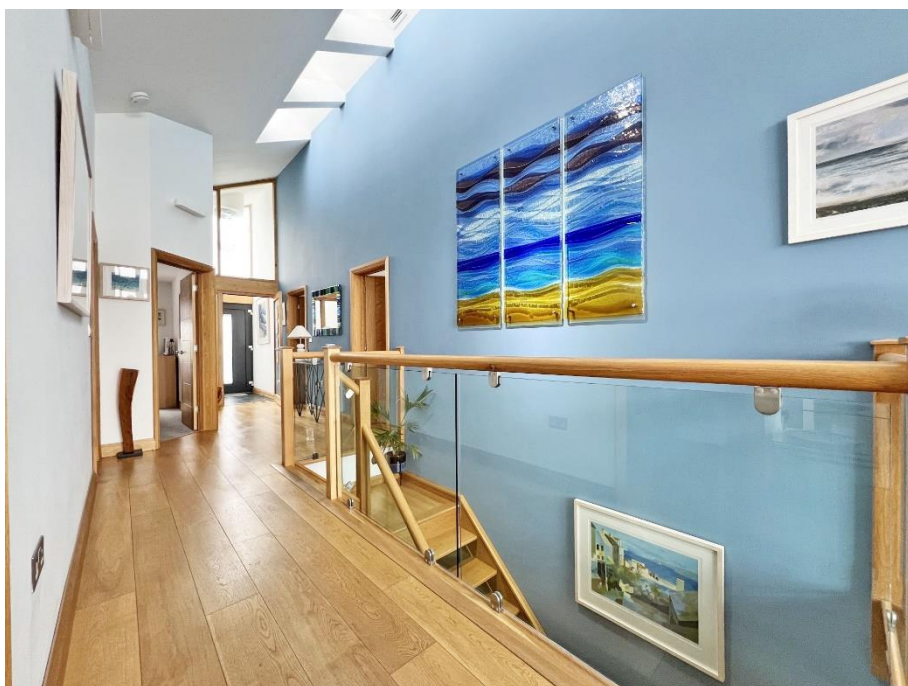
Other nearby attractions include beautiful sandy beaches in both directions along the coast with much of the coastal land to the south under the stewardship of the National Trust. Fishing and boat trips can be booked from the village harbours and on the nearest large beach to the north (Pentewan) there is an active sailing club, indoor swimming pool and leisure centre.

There are several nearby golf courses at Duporth, Porthpean and an 18-hole coastal golf course at Carlyon Bay, further sailing facilities are available on another nearby beach at Porthpean and in the deep natural harbour around the coast at Fowey which also has two active sailing clubs and an excellent annual regatta. Other nearby attractions include the Eden Project and the Lost Gardens of Heligan.

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

An impressive powder coated aluminium framed part double glazed panelled door with matching adjacent double glazed window, opens onto the:-

ENTRANCE VESTIBULE Slate tiled flooring, underfloor heating, high vaulted ceiling with opaque glazed panelled door and high level apex window, opening on to the:-



ENTRANCE HALL Engineered oak flooring with underfloor heating, high vaulted ceiling with double glazed windows providing plenty of natural light, two wall light points, galleried staircase descending to the lower ground floor, ceiling vent. The entrance hall is open-plan at the far end to the:-

SITTING ROOM – 19'3" max. to the glass x 14'7". This is a stunning light and airy room with twin triple glazed sliding doors and a apex wall of triple glazed glass above, opening on to a raised balcony and providing incredible sea and coastal views. Further triple glazed windows above create an apex wall of glass looking out over the rear gardens to the sea beyond. Engineered oak flooring with underfloor heating, two wall light points, inset ceiling lights and speakers, skylight windows. Feature chimney breast finished in attractive cut green Cumbrian slate with a cartridge style woodburning stove with glass front. Wall mounted thermostatic control for the underfloor heating, TV aerial point, ceiling vent. The sitting room is semi open-plan to the:-



KITCHEN / DINING ROOM – 27' max. to the glass x 8'4" This room is semi divided into two separate areas.

KITCHEN AREA The kitchen is superbly fitted with a contrasting range of high gloss white and duck egg blue cabinets provided by Masterclass comprising a comprehensive range of base level cupboards and drawers with



further matching wall cupboards, some with rounded surfaces to follow the curvatures of the kitchen. Engineered oak flooring with underfloor heating. Honed black granite worktop surfaces with concealed pelmet lighting and an excellent range of integrated appliances which include an inset five ring Siemens electric ceramic induction hob with illuminating filter hood above, finished in glass and stainless steel. Integrated Siemens double oven and grill with plate warming oven below, integrated fridge and separate freezer, inset Franke 1½ bowl stainless steel sink unit with Franke chromium mixer tap. Ceiling vent. Inset ceiling downlighters and stereo speaker.



DINING ROOM AREA Engineered oak flooring with underfloor heating throughout, dual aspect with double glazed door opening onto a raised cut granite terrace and a further double glazed window to the side, all of which have internal blinds and provide stunning, panoramic sea and coastal views. Inset ceiling downlighters and speakers.

From the entrance hall there are further doors off to:-



UTILITY ROOM – 8'5" x 5'7" to the front of a wall to wall range of built-in cupboards comprising a series of cupboards fronted by duck egg blue gloss doors with brushed stainless steel handles. Undercounter double cupboard with Franke single stainless steel sink above and honed black granite worktop surface and upstand. Integrated Neff fridge and full height Siemens freezer, space and plumbing for washing machine/dishwasher, engineered oak flooring with underfloor heating, wall mounted thermostatic control, loft hatch access, triple glazed door to side path with window to the side.

BEDROOM 2 – 13'9" x 9'9" Large triple glazed windows, built-in range of wardrobes on either side of the bed with two of the doors being mirror fronted. Further range of cupboards above the bed and open shelving with reading lights on either side. Wall mounted thermostatic control for the underfloor heating, television aerial and telephone points, oak door to:-



EN-SUITE SHOWER / WET ROOM White suite comprising a fully tiled wet room/shower area with fixed curved glazed screen to one side, fitted shower with chromium fitments including body jets, a rain head and separate shower hose. Wall mounted white sink and mirror with internal lighting above. Low level wc, fully tiled walls and floor with stainless steel floor drain in the shower area, wall mounted ladder chromium towel rail/radiator which works from the central heating system or from the electrical supply. Inset ceiling downlighters, passive air vent, opaque triple glazed window, wall mounted thermostatic control, oak door returning to the entrance hall enabling this room to be used as an en-suite or cloakroom to the living accommodation.

BEDROOM 3 – 12'2" x 8'6" Triple glazed windows providing views to the front, television and aerial and telephone points, wall mounted thermostatic control for the underfloor heating.



BEDROOM 4 / STUDY – 7' x 6'4"

Engineered oak flooring with underfloor heating, passive air vent, loft hatch access, wall mounted thermostatic control for the underflooring heating, multiple telephone and television aerial points. Concealed area with connections for an amplifier for the inset speakers.

From the entrance hall a flight of oak stairs with oak handrails, newel posts and inset glazed safety panels also featuring glazed risers between each step, descend to the:-



LOWER GROUND FLOOR HALL Engineered oak flooring with underfloor heating, wall mounted thermostatic control, large double built-in wardrobe cupboard with hanging rail space and shelving, inset ceiling downlighters. Doors off to:-

BEDROOM 1 – 15'5" x 12'7" to the front of a virtually wall to wall range of built-in wardrobes with four sliding doors to the front featuring oak finished frames with inset black glass panels. Triple glazed door and virtually full height triple glazed windows open onto and provide lovely views out over a cut granite terrace and the rear garden. Television aerial point, passive air vent, wall mounted thermostatic control for the underfloor heating. Door to:-



EN-SUITE SHOWER / WET ROOM White suite, fully tiled shower area with ceramic tiled floor and walls, stainless steel floor drain and fixed glazed screen to the side, fitted shower with body jets, handheld shower spray and rain head. Low level wc, wall mounted wash hand basin, fully tiled wall, ceramic tiled flooring, chromium ladder radiator/towel rail, inset ceiling downlighters, passive air vent, opaque triple glazed window, wall mounted thermostatic control for the underfloor heating.

FAMILY BATHROOM White suite comprising a large white bath with chromium pillar tap and handheld shower spray with tiled wall surrounds. Low level wc, wash hand basin set in a vanity unit with drawers beneath, fully tiled walls, ceramic tiled floor, chromium ladder

radiator/towel rail, wall mounted thermostatic control for the underfloor heating, inset ceiling downlighters, passive air vent, triple opaque glazed windows.

From the lower ground floor hall a further door opens onto the:-

INTEGRAL GARAGE – 17'7" x 14'8"

Wide, remote controlled roller shutter door to the front, vinyl tiled flooring. On one side is a Danfoss ground source heat pump with adjacent pressurised water tank, electric light and power points, wall mounted Ubbink operational unit for the heat recovery ventilation system, wall mounted electric consumer circuit breaker boards and meter, plumbing for washing machine. On the outside wall at the front of the garage is a Zappi electric car charging point.



OUTSIDE



An electrically operated vehicular sliding gate, accesses the large parking and turning area which comprises cut granite sets with the boundaries being painted walls on both sides with granite topped walls to the front and well planted flower and shrub beds down the left hand

side with further large stone retaining wall behind it. A flight of cut granite steps ascend to the front door with stainless steel stanchions and rails.



Doors from the sitting room open onto a raised balcony with composite decking panels and structural glazed panel allowing this room to enjoy the views even whilst sitting down. From the dining room double glazed French doors open onto a cut granite terrace with high walls to one side, providing excellent shelter. Below the terrace a gravelled sitting/planting area and split-level lawns with cut granite steps between large timber sleepers, drop down to the ground floor level.

At ground floor level, at the back of the house is a cut granite terrace with well planted flower and shrub bed borders behind large timber sleepers. The ground floor terrace has inset remote control lighting to the side wall and to the flowerbeds and provides a lovely sheltered sitting area with external power points.



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 PL26 6TH.

SERVICES Mains water, mains electricity, Matrix private drainage treatment plant, ground source heat pump providing underfloor heating to all the accommodation, photovoltaic panels on the roof provide electricity and an income from the feed in tariff, of circa £2,000 per annum, (we understand). A heat recovery ventilation system provides ventilation to all areas. For Council Tax see www.mycounciltax.org.uk.

COUNCIL TAX BAND F (see www.mycounciltax.org.uk).

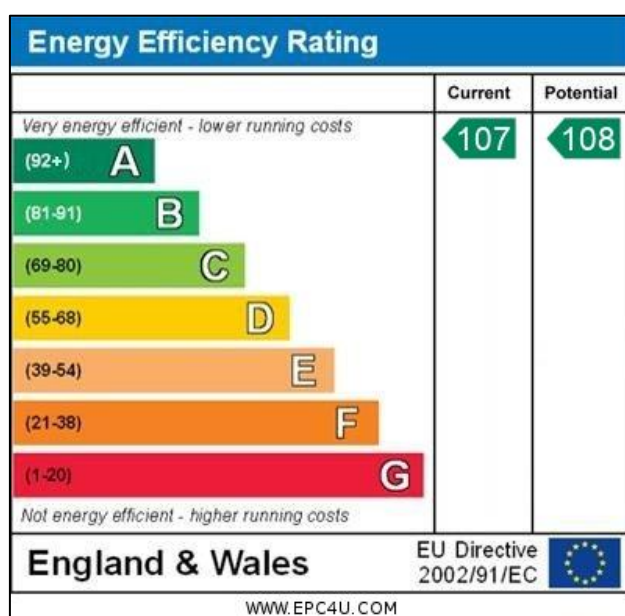
DIRECTIONS From St Austell follow the B3273 towards Mevagissey proceeding through the villages of London Apprentice and Pentewan. On ascending the hill out of Pentewan proceed up around the bends and along an uphill straight until you come to the crest of the hill, at which turn left at a crossroads. Follow this road down into Mevagissey proceeding past the primary school on your right hand side, some new houses which are being built on the left and then as you start dropping down the hill, Polstreath Orchard will be found a short way down on the left hand side.

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.**

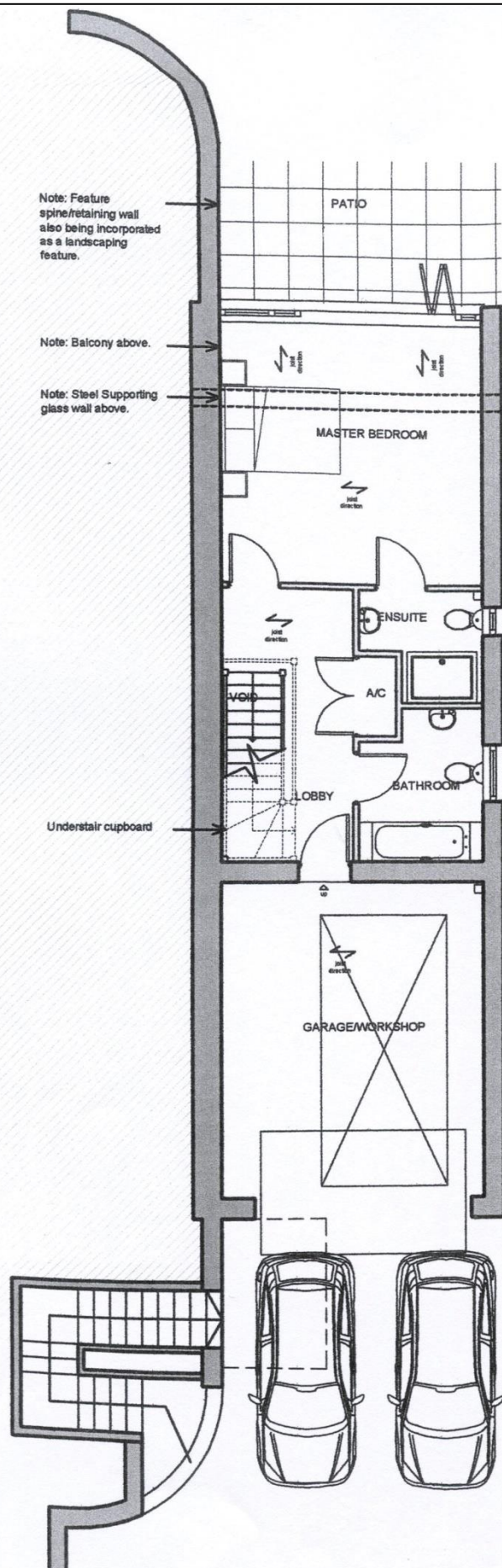
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Approved Redress Scheme



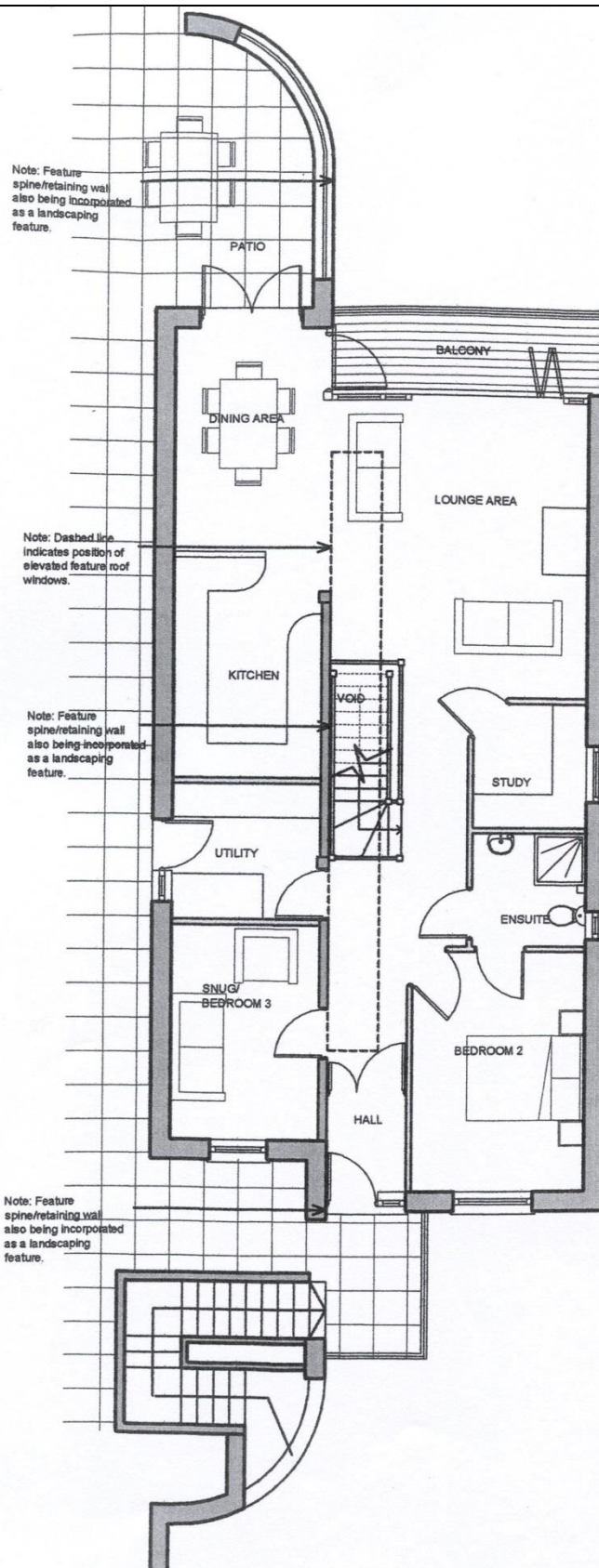
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Ground Floor

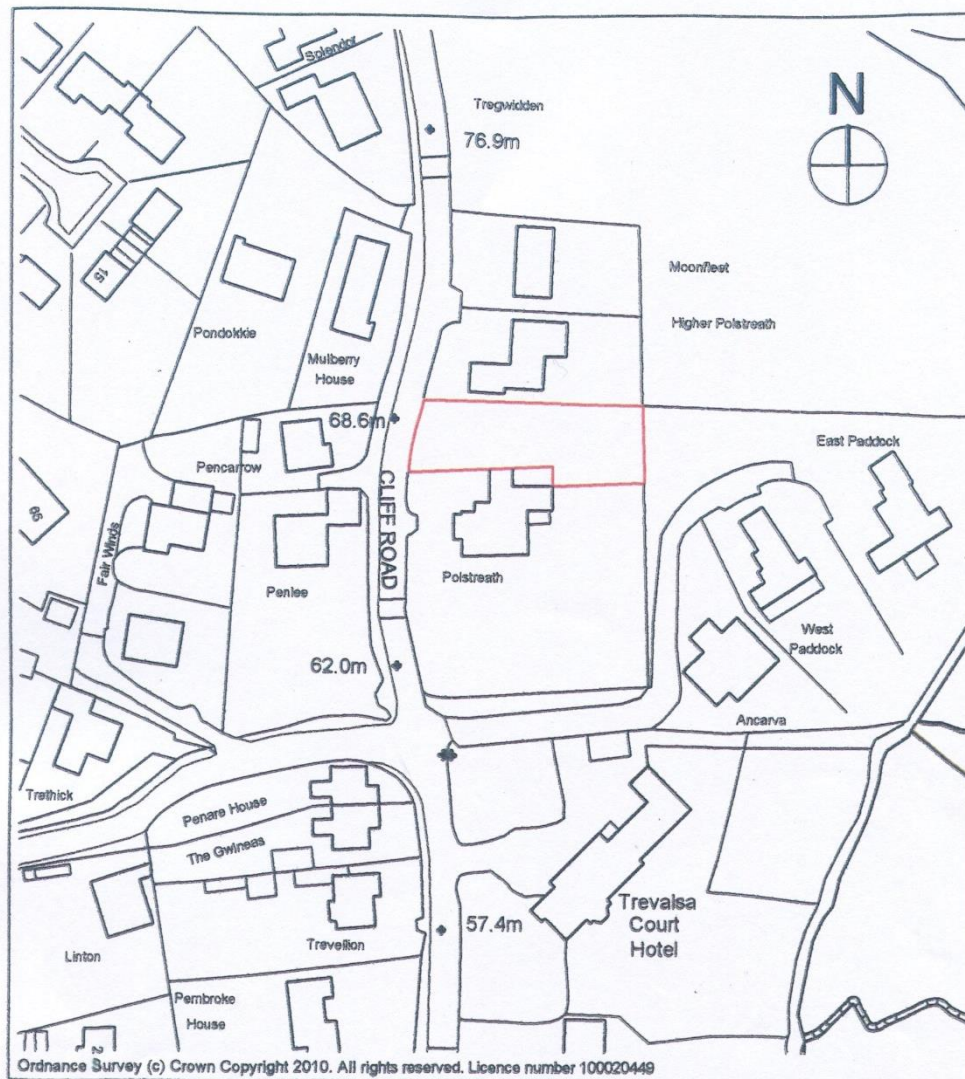


Not to scale – for identification purposes only.

First Floor



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SITE LOCATION PLAN

Scale: 1:1250



