

# PERHAVER HOUSE

CLIFF ROAD, GORRAN HAVEN, NR. MEVAGISSEY, CORNWALL



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT







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To be sold for the first time in 28 years.

Occupying a truly sensational, world class position with completely uninterrupted and uninteruptable mesmeric views over the sea and the surrounding coastline; a detached house with almost 2,000sq.ft. of accommodation with all principal rooms enjoying the views, a gated driveway, carport, Shepherd's Hut, detached 1 bedroom studio and a very private east facing plot measuring almost 0.4 of an acre.

A genuinely exceptional opportunity to acquire one of the best positioned houses on the south coast of Cornwall.

## SUMMARY OF ACCOMMODATION

In all, about 2,356sq.ft. including studio, Shepherd's Hut and utility.

**Ground Floor** Reception hall, kitchen, rear porch, wc, bedroom with dressing room or occasional bedroom off plus en-suite shower room, study, dining room, living room, snug. Utility – externally accessed.

**First Floor** Split level landing, principal bedroom with en-suite shower room, dressing area and decked sea facing balcony. Linen cupboard, eaves storage, guest bedroom with en-suite bathroom.

**Outside** Gardens and grounds of circa 0.4 of an acre. Shepherd's Hut, 1 bedroom studio, gated tarmac driveway with parking for several vehicles, carport.



Viewing strictly by appointment through the vendor's Sole Agent:

## Lillicrap Chilcott

Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.

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## LOCATION

The fishing village of Gorran Haven has long been sought after and is one of the lesser known addresses on the south coast of Cornwall situated to the south of Mevagissey and fronting the English Channel with a picturesque harbour and beach.

The village offers a village shop/post office, hairdressers, fish & chip shop and a café on the beach together with the Llawnroc Hotel which has a bar and restaurant.

In the nearby village of Gorran Churchtown is a further village shop and post office and another local inn called the Barley Sheaf. The local beach provides excellent bathing, snorkelling and fishing from the harbour wall on incoming tides with the harbour area regularly used by pleasure craft in the summer months and the surrounding coastline can be explored via paddleboard or kayak.

Gorran Haven sits at the top of the Roseland Peninsula enjoying easy access down to the picturesque coastline, creeks and villages of the area including St Mawes, Portloe and Portscatho etc. There are some wonderful local walks both along the coast following the South West Coast Path and inland across the unspoilt countryside and farmland that surrounds the village.

The lanes provide quick access to the A390, the town of St Austell and the county capital Truro, both of which provide a wide range of leisure, commercial and retail facilities and both have mainline stations providing a direct link to London Paddington (approximate travel time 4½ hours). Via the A390 there is onward access to the A30 and A38 which remain largely dual carriageway all the way to Exeter linking with the M5 to Bristol and A303 to London. Cornwall Airport Newquay lies to the north west providing daily shuttle flights to a variety of destinations and an increasing number of European ones.



## DESCRIPTION

Perhaver House was built, we understand, in 1929 and has been owned by our client since 1997.

Arguably the best positioned house in the harbourside village of Gorran Haven, Perhaver House is situated at the very end of the highly desirable and very well regarded Cliff Road behind a pair of five bar timber gates. The tarmac driveway broadens and provides ample parking whilst it also leads to a carport which has an externally accessed utility room to the rear of it.

From the driveway, a flight of paved steps descend to the gently sloping lawned garden which measures just under 0.4 of an acre and faces east out over miles of open sea, taking in the surrounding coastline to either side. There are several different vantage points, most notably there is a bench perfectly positioned the other side of a small pedestrian gate at the eastern boundary perched above the clifftop which offers complete privacy and is perfect for one to while away the hours whilst enjoying the tranquillity of the view. To the north of the house is a large paved sun terrace, with a summerhouse, which provides a different outlook taking in the headland to the north and the beach below which can only be accessed via the water, unless one were to create steps down from Perhaver House's garden, subject to all necessary consents of course.

The accommodation flows beautifully with an entrance hall which widens to the reception hall with a kitchen with a rear porch leading to the carport off, a superb study which in turn leads to the dining room – a triple aspect room with large windows taking in the views and a glazed door leading out into the garden. Accessed from either the reception hall or the dining room is a large double aspect sitting room with a bay window with seating under, off of which is a cosy snug which has doors opening to the aforementioned sun terrace. A wc and a bedroom, with a dressing area or occasional bedroom with en-suite shower room off completes the ground floor accommodation.

On the first floor, a split level landing leads in either direction to two double bedrooms, both of which have en-suite bathrooms. The principal bedroom has its own dressing area and doors opening to a deep and broad sea facing balcony which boasts the best views in the house and takes in Gorran Haven harbour below.



Outside, there is also a one bedroomed studio with wet room plus a beautiful Shepherd's Hut with a decked terrace to the front overlooking the wonderful sea views.

**In all, a truly remarkable house in a stunning position which offers great peace and privacy plus mesmerising sea views and which undoubtedly must be viewed for one to fully appreciate the scarcity of opportunity on offer for sale.**

## THE ACCOMMODATION COMPRISES

(all floor plans and dimensions are approximate)

From the tarmac driveway a paved and covered entrance leads to a multi paned front door which opens to:-

**RECEPTION HALL** With turning staircase, understair storage cupboard, radiator, built-in bookshelf and doors to:-

**KITCHEN – 12' x 9'7" max wall to wall** With uPVC double glazed window overlooking the front driveway and parking area, Wooden base units under a wooden worktop with matching wall mounted base units, integrated Franke 1½ bowl sink and drainer, built-in fridge/freezer, double Electrolux oven, four ring Neff gas hob with extractor fan above, display cabinet with drawers under and opening to:-

**REAR PORCH** With half glazed door leading to a covered parking area.

**WC** With wash basin and pedestal, wc, built-in storage cupboard with shelving and further storage below, radiator, opaque glass uPVC double glazed window.

**BEDROOM – 15' x 10' max wall to wall** A spacious double bedroom with bay window with three uPVC double glazed windows looking out across the garden to the sea and coastline in the distance, radiator, built-in high level storage and bookshelves. Door to:-

**DRESSING ROOM / OCCASIONAL BEDROOM – 11'9" x 7'1"** With uPVC double glazed window looking out across the garden to the sea and coastline, radiator, built-in storage cupboard with hanging rail and door to:-

**EN-SUITE SHOWER ROOM** With large walk-in corner shower cubicle, wc, wash basin and pedestal, opaque glass uPVC double glazed window, heated towel rail.

To the other side of the reception hall a part glazed door opens to:-

**STUDY – 13'6" x 11'3" max wall to wall** A superb study with a range of built-in bookshelves, uPVC double glazed window overlooking the parking area and a large opening to:-

**DINING ROOM – 13'3" x 12'** A superb triple aspect room with large picture window with slate topped sill under, facing east overlooking the garden and across miles of open sea and the coastline to either side, uPVC double glazed door opening to a decked sun terrace with a staircase descending to the garden, opening to the study, radiator, slate topped open shelving with glass shelving above to either side of the archway and part glazed door to the sitting room.



**LIVING ROOM – 18'6" x 15'2" max wall to wall** A superb double aspect room with bay window with window seat under facing east overlooking the rear garden and across miles of open sea and the coastline to either side, part glazed doors leading to the reception hall and the dining room respectively, slate fireplace set upon a slate hearth with built-in bookshelves to either side and two large uPVC double glazed sealed units facing north and overlooking the garden and out to miles of open sea and the coastline above. Radiator, vertical radiator and archway to:-

**SNUG – 13' x 9'** A cosy but light filled room with uPVC double glazed patio doors opening to a full flight of decked steps which descend to a decked sun terrace and the rear garden and which provides an excellent view over the garden and across miles of open sea and the surrounding coastline, built-in bookshelf, further recessed bookshelf with storage under, radiator, archway to the living room.

From the reception hall, a staircase ascends to a split level landing with linen cupboard over and a Velux skylight and a small flight of steps either side. To the left:-

**LANDING** With built-in bookshelves and door to:-

**PRINCIPAL BEDROOM SUITE**

**DRESSING AREA – 13'2" x 8'** With built-in wardrobe with hanging rails and shelving plus further storage above, recessed shelving and sliding uPVC double glazed windows opening to the decked balcony and providing stunning easterly views, radiator. Opening to:-

**BEDROOM – 16'2" x 9'8"** A large double aspect, double bedroom with uPVC double glazed sliding doors opening to the decked sun terrace and providing stunning easterly views over miles of open sea and the surrounding coastline, further uPVC double glazed window overlooking the driveway, across the rooftops of Gorran Haven and out to sea, radiator and door to:-

**EN-SUITE SHOWER ROOM** With panelled bath with shower head attachment, wc, wash basin with tiled worksurface to one side, vanity unit and drawer under and a heated towel rail plus a Velux skylight.

**DECKED BALCONY** With doors from either the bedroom or the dressing area, a deep and broad decked sea facing balcony with simply stunning 180° views taking in the harbour, the surrounding coastline, the garden and miles of open sea.

To the right, landing with access to eaves storage, floating shelf, radiator and door to:-

**GUEST BEDROOM – 12'6" x 9'** A spacious double bedroom with built-in storage with hanging rail, access to eaves storage, built-in dressing table with drawers to either side and uPVC double glazed window over, uPVC double glazed window facing north overlooking the garden, across miles of open sea and the surrounding coastline plus the beach below, radiator with floating shelf above and door to:-

**EN-SUITE BATHROOM** With panelled bath with shower head attachment, wc, wash basin and pedestal, built-in shelving, heated towel rail, uPVC double glazed window overlooking the rear garden and across miles of open sea, the beach below and the surrounding coastline.



OUTSIDE

A pair of five bar timber gates open to a wide tarmac driveway which broadens and provides parking for several vehicles and leads to a paved covered parking area with a door leading to the rear porch plus a part glazed door leading to the:-

**UTILITY ROOM – 9’ x 7’6”** With built-in storage cupboard with shelving, stainless steel sink and drainer, worksurfaces with shelves above and space under for a washer and a dryer, further shelving.

From the parking area paved steps descend to the rear garden which faces east and slopes down to its hedged borders and provides extreme privacy and world class sea views. Underneath the house is some further storage and on the eastern boundary is a small pedestrian gate which leads to a small decked area and a bench from which one can enjoy the views.

On the northern side of the gardens there is a further small sun terrace plus a larger decked sun terrace with double doors opening to it from the snug and then an adjoining broad paved sun terrace which offers complete privacy and is a stunning place to sit and enjoy the views whilst also being perfect for outside entertaining and alfresco dining.

In the corner of the patio is a summerhouse (9’4” x 7’4”), with double part glazed wooden doors opening to the sun terrace with windows to either side facing the views and a further window on the northern elevation.

The gardens are bound on either side by well established and well maintained hedging with flowerbeds along its borders.

**SHEPHERD’S HUT – 16’4” x 7’9”** With double bed with window beside and at one end both of which enjoy lovely sea views, kitchen area with small breakfast bar including Belfast sink, wooden worksurface, two ring Belling hob and oven plus built-in storage and drawers under and a multi pane window above the sink. Built-in bookshelf and door to:-

**SHOWER ROOM** With walk-in shower cubicle, wash basin with tiled worksurface to either side and a storage cupboard under and a multi pane window overlooking the garden above, wc with storage over and a heated towel rail. Multi pane double doors open to a small flight of steps which descend to a broad decked sun terrace which is large enough for outside dining and entertaining and enjoys fabulous views over the sea.

**STUDIO – 11’1” x 8’1” extending to 10’7”** With uPVC double glazed window overlooking the garden and out across the sea, two wall mounted electric heaters, built-in bookshelf, built-in cupboard with hanging rail and shelving and door to:-

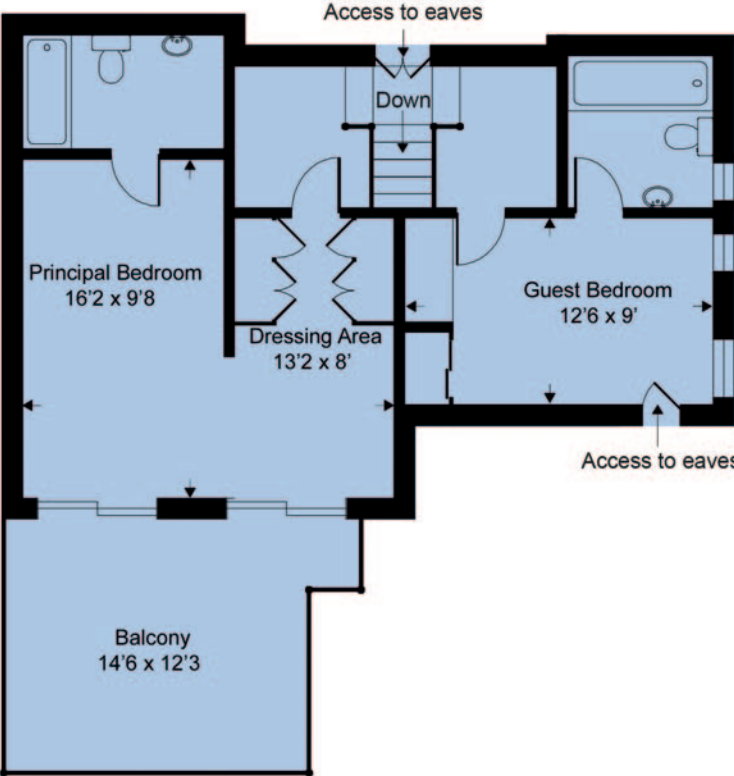
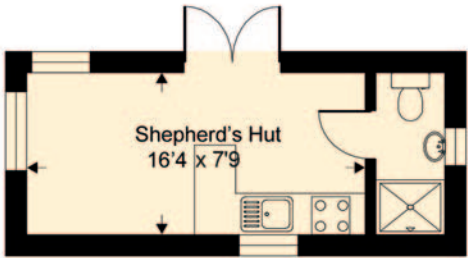
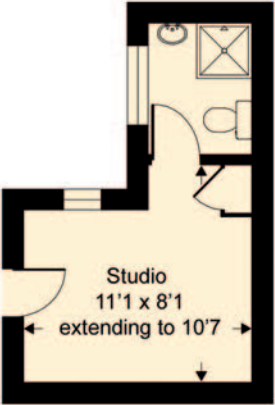
**WET ROOM** Fully tiled with Mira electric shower, wc, wash basin and pedestal, heated towel rail and opaque uPVC double glazed window.



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**Main House Gross internal floor area (approx):**  
182.9 sq m / 1969 sq ft (Excludes Studio, Shepherds Hut & Utility)

**Total Gross internal floor area (approx):**  
218.8 sq m / 2356 sq ft (Includes Studio, Shepherds Hut & Utility)  
For identification only - Not to scale



First floor



# 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 6JW.

**SERVICES** Mains water and electricity. Oil fired boiler which fuels the central heating and provides hot water. There are two septic tanks, one for the main house and one for the Studio. Perhaver House has an immersion heater and is fitted with solar panels. The Studio has electric heating.

**CONTENTS** Our client intends to include with the sale the washing machines and tumble dryer in the utility room as well as the fire grate in the living room. Available by separate negotiation are some curtains, blinds and fitted carpets.

**MOBILE PHONE COVERAGE** All major providers likely.

**BROADBAND** Superfast broadband available – 47Mbps download speed. 8Mbps upload speed.

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

**DIRECTIONS** Upon entering the village of Gorran Haven, follow the signs for Cliff Road. Once on Cliff Road proceed all the way to the end where the gates for Perhaver House will be found directly opposite you.

**AGENT'S NOTE 1** 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.

**AGENT'S NOTE 2** Please note that some of the external photographs were taken in 2018. Whilst the property remains almost exactly the same, the blue staircase in the driveway is no longer there.

**CONCRETE SCREENING TEST** In 2011, Cockrams Surveyors of Truro carried out a concrete screening test to see if there was any evidence of mundic block. They took 9 samples and classified the concrete as Grade A, therefore meaning no mundic block is evident.

**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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