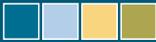




# TREVALSA AND SEA HOUSE

SCHOOL HILL, MEVAGISSEY, CORNWALL

  
**LILLICRAP CHILCOTT**  
THE CORNWALL ESTATE AGENT



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

**Lillicrap Chilcott**  
Landrian House, 59-60 Lemon Street, Truro, TR1 2PE.  
Tel: 01872 273473  
Email: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)  
[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com)

# TREVALSA AND SEA HOUSE

## SCHOOL HILL, MEVAGISSEY, CORNWALL

Unquestionably one of Cornwall's finest coastal properties, occupying a breathtaking frontline clifftop setting with uninterrupted panoramic views across mile after mile of open sea and rugged coastline. A fine Arts and Crafts detached 7 bedroomed seaside residence, the property has been meticulously re-modelled by the current owners to create an exquisite and expansive home set in 1.2 acres of stunning gardens, with privately owned steps down from the garden to Polstreath Beach of which it has ownership to mean high water. Also included is a separate, detached 2 bedroomed freehold house within the grounds, with its own private gateway, garden and parking.

### SUMMARY OF ACCOMMODATION

In all, more than 9,100sq.ft. living accommodation comprising:-

#### TREVALSA

- 6,900sq.ft. main property.
- 5 reception rooms including kitchen/breakfast room almost 40' long.
- 7 bedrooms, 7 bath/shower rooms.

#### SEA HOUSE

- 2,209sq.ft. detached 2 bedroomed house.
- Open-plan kitchen/living/dining room.
- Large decked terrace with superb sea views.

#### OUTSIDE

- In all, 2.8 acres of beautiful gardens, grounds and cliffside.
- Privately owned steps to Polstreath Beach with ownership of cliff face and beach to mean high water.



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## LOCATION

Perhaps the ultimate in clifftop locations, perched high above Polstreath beach with breathtaking sea views and steps from the garden leading down to the beach which the property owns to mean high water.

Conveniently positioned for easy access in and out of the picturesque fishing village of Mevagissey, where village amenities are within walking distance and include an excellent range of shops, restaurants, cafés and a thriving local community complete with primary school.

Mevagissey enjoys good access to the main roads with out of county connections via the A30 and the A38. Nearby St Austell provides primary and secondary schooling, sports clubs, supermarkets and a mainline railway station with a direct link to London Paddington. There are 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. Sailors can take to the water at nearby Porthpean and Pentewan, while golfers will have the choice of three great courses at Duporth, Porthpean and Carlyon Bay.

## DESCRIPTION

Built in 1932 in an Arts and Crafts style, Trevalsa offers the very rare opportunity to acquire a substantial, and extremely well presented property, complete with additional accommodation for friends or family, in an unrivalled coastal location.

Over the last three years Trevalsa has been the subject of a comprehensive programme of re-modelling and refurbishment by our clients with works including, but not limited to, new marine specification powder coated aluminium double glazed windows throughout the house, including Crittal windows, new heating system, new electrics and bespoke kitchens and bathrooms, all of the highest quality materials and craftsmanship.

Trevalsa sits in approximately 1.2 acres of gardens and grounds including large expanses of gently sloping lawns together with privately owned steps to the beach below. In addition, there is ownership of approximately 1.6 acres of cliffside and beach extending to mean high water. In all, approaching 2.8 acres.

The entrance to Trevalsa is impressive with tall timber gates providing access to a large driveway with plenty of parking for cars and boats.

Internally, the accommodation has been carefully planned to take full advantage of the spectacular views. The kitchen/breakfast room, complete with most inviting bar sitting area and log burner, is nothing short of sublime and will be a much loved heart of the home. Fitted to the highest of standards with an Italian limestone floor, a bespoke Tom Howley kitchen and seating units, it has two sets of bifold doors out onto the sea facing terrace making it the ideal inside/outside entertaining space.



The drawing room and dining room also have doors to the terrace and share the same glorious sea views. With two working fireplaces and an original solid oak floor, the two spaces are linked by a broad opening creating a most delightful and impressive room more than 37' long, which is served by a superbly fitted, and brilliantly planned, Butler's Kitchen.

A sitting room and snug provide invaluable additional living spaces and could easily be used as games rooms or even a home cinema.

From the hallway, a beautiful turning staircase with glazed bay window leads to the landing, a most impressive light and airy space some 80' long. Trevalsa has seven bedrooms, six of which have superbly appointed en-suite bath or shower rooms and breathtaking sea views. The bedrooms have been carefully arranged with an additional set of double doors on the landing enabling bedroom 6 to be used in conjunction with bedroom 7 and the adjoining family shower room as a fantastic Master suite, complete with private staircase to the ground floor.

Trevalsa is offered for sale with the benefit of the freehold of Sea House, a separate detached two bedroomed freehold house with breathtaking sea views and its own private gated access, parking and delightful sun terraces and gardens which include a long area of lawn with direct access to the coastal path and the beach below via the privately owned steps.

The rarity of this opportunity to acquire a fantastically restored and immaculately presented turnkey coastal property of this scale, with significant income producing potential, cannot be overstated. A truly impressive property with beautifully designed bespoke accommodation along with the added benefit of a separate fully residential freehold house that shares the same uninterrupted panoramic sea and coastal views.

## THE ACCOMMODATION COMPRISES

Please see floor plans within brochure.

(all floor plans and dimensions are approximate)

**ENTRANCE HALL – 26'3" long** Original oak flooring which has been painstakingly restored during the renovation, window, radiator. Staircase to first floor, fitted with oak dog/child gate. Door to:-

**SITTING ROOM – 19'7" max into recess to side of fireplace x 15'3"** New mullioned double glazed Crittall windows. Fireplace with woodburner, two radiators, door to covered loggia outside.

**DRAWING ROOM – 23'6" max into bay window x 15'10"** Broad bay window providing panoramic sea views, original oak flooring, open fire with stone surround, two radiators. Door to covered loggia outside. Opening to:-

**DINING ROOM – 20'10" x 15'3" max into recess** Together with the drawing room creating an entertaining space some 37'4" long. Herringbone brick laid fireplace and broad mullioned Crittall windows. Double glazed Crittall doors to outside, radiator. Door to:-

**BUTLER'S KITCHEN – 15'5" max x 8'2" (measured from front of cabinets to wall)** Fitted with a comprehensive range of bespoke cupboards and glass fronted wall cabinets by Tom Howley of Winchester, oversized Belfast sink, granite worktop, Miele dishwasher, fridge, Italian limestone tiled floor, radiator, window.

Off the entrance hallway:-

**WC** With Heritage style sanitaryware, chrome ladder heated towel rail, tiled floor, window.

**OFFICE / DOG ROOM – 9'1 x 5'9"** Tiled floor and fitted with stable door – ideal to contain, but not isolate, pets after a winters walk or a summer swim on the beach. Radiator and window overlooking the drive.

**SNUG – 16' x 14'3"** Large mullioned window, radiator, double doors to:-

**INNER HALL – 19'7" x 7'2"** Part limestone flagged floor and radiator, leading to:-

**TWO PLANT ROOMS** One housing Grant oil boiler installed June 2023, the other housing water tank and electrics.

**LOBBY** Direct access from the drive.

**KITCHEN / BREAKFAST ROOM – 39'8" x 19'3" max plus bay window** Fitted with a Tom Howley bespoke kitchen, Italian limestone floor, large expanse of windows overlooking the sea with two sets of bifold doors to the terrace. Everhot 4 oven stove with two hotplates and induction hob, Miele microwave and American style Fisher & Paykel fridge/freezer. Central island with double Belfast sink, granite worktop and integrated freezer and Miele dishwasher. Space for a table with pendant lights over, integrated bench seating with uninterrupted sea view. Bar/sitting area with bay window overlooking the sea and additional windows set to either side of a full height brick fireplace with woodburning stove. Bespoke bar unit including wine racks, deep Liebherr beer and wine fridge, cabinets and granite worktop with bar sink.

**PANTRY** Fitted with bespoke shelving and granite worktops. Window.





Door leads from the kitchen/breakfast room to a rear entrance hall with:-

**BOOT ROOM** Fitted with bespoke storage cabinets and units with Italian limestone flagged floor, radiator, window and door to driveway.

Doors to:-

**LAUNDRY** Range of cupboards and cabinets housing a washing machine and tumble dryer, Belfast sink, space for additional appliance, Italian limestone flagged floor, window, radiator.

**WC** Heritage style sanitaryware, Italian limestone flagged floor, window, chrome ladder style heated towel rail.

A second set of stairs, with an oak dog/child gate, lead from the rear entrance hall to the first floor.

## FIRST FLOOR

From the entrance hall a fine staircase leads up to:-

**LANDING – 80'4" long** Broad landing with low level motion sensor lighting, three windows, three radiators. Walk-in linen cupboard with shelving, ceramic tiled floor, radiator. Housekeeping store with shelving and low level Belfast sink.

Doors lead from the landing to:-

**BEDROOM 1 – 19'10" into recess beside fireplace x 15'9"** Entrance with walk-in wardrobe opening into large bedroom with period cast iron fireplace, two large windows, radiator. Door to:-

**EN-SUITE BATHROOM** Duravit sanitaryware including freestanding bath, vanity unit with basin, curved glass Matki shower enclosure, ceramic tiled wall and floor, low level motion sensor lighting, chrome ladder style heated towel rail, shaver point, window.

**WC** Duravit sanitaryware, ceramic tiled floor, radiator, window.

**BEDROOM 2 – 15' x 15'** plus long recess leading from door that has double doors to a spacious dressing room with radiator. Triple aspect room with astonishing views over the bay and coastline to the sides, radiator, door to:-

**EN-SUITE SHOWER ROOM** Vanity unit, walk-in shower enclosure with sliding glazed door, ceramic tiled walls and floor, shaver point, low level motion sensor lighting, chrome ladder style heated towel rail. Window overlooking the sea.

**BEDROOM 3 – 12'8" x 14'10"** Stone decorative fireplace with wooden hearth, walk-in wardrobe, radiator and a near wall of windows overlooking the sea. Door to:-

**EN-SUITE BATHROOM** Bath, shower with curved glass sliding door, vanity unit with basin, chrome ladder style heated towel rail, ceramic tiled floor, shaver point, low level motion-sensor lighting, window.

**BEDROOM 4 – 17' max x 9'3"** Two windows, radiator. Door to:-

**EN-SUITE SHOWER ROOM** Walk-in shower enclosure with sliding glazed door, vanity unit with basin, chrome ladder style heated towel rail, shaver point, low level motion-sensor lighting, window.



**BEDROOM 5 – 14'5" x 14'1"** Superb views across the bay, radiator, door to:-

**EN-SUITE BATHROOM** Very large bathroom with freestanding bath set beneath a window overlooking the sea. With vanity unit with basin and large walk-in shower enclosure with glazed screen, low level motion sensor lighting, chrome ladder style heated towel rail, ceramic tiled floor

From the landing, double doors lead to bedrooms 6 and 7 enabling there use as a private suite, accessed by the second stairway in the rear hall. Three windows, radiator.

**BEDROOM 6 – 18'7" x 14'5" plus the bay window** Offering panoramic views of the bay and coastline through a large bay window and two smaller windows to the side, radiator.

Door to:-

**EN-SUITE BATHROOM** Freestanding bath set beneath a large sea facing window, vanity unit with basin and large walk-in shower enclosure with glazed screen and marbled effect tiles, ceramic tiled floor, low level motion sensor lighting, chrome ladder style heated towel rail.

**SHOWER ROOM** Window overlooking the coastline to the side, vanity unit with basin, walk-in shower enclosure with glazed screen and marble effect tiles, low level motion sensor lighting, ceramic floor, heated towel rail.

**BEDROOM 7 – 15'2" x 11'10"** Ideal for use as a bedroom, nursery or extremely large dressing room. Two windows, radiator.

Turning staircase with low level motion sensor lighting descends to rear entrance hall, as previously described.

## OUTSIDE

Trevalsa is screened from the road behind tall timber fencing and is approached through high wooden gates leading to a large, two tier tarmac drive with extensive parking for vehicles and boats. A power supply is in place for electric gates should the new owner wish to install them.

The gardens and grounds measure 2.8 acres with huge expanses of mainly level lawns sweeping around from the side to the front of the house. The majority of the grounds have been laid for ease of maintenance allowing for further landscaping to individual taste.

On the seaward side of Trevalsa is a broad, full-width paved terrace incorporating a covered loggia and ample space for al fresco dining and sitting out areas to fully appreciate the uninterrupted and panoramic sea and coastal views.

A gate opens from the garden to the coastal footpath from which Trevalsa enjoys its own access down a privately owned flight of steps to Polstreath beach, a pretty and secluded sandy beach over which the property has ownership to mean high water.

To the eastern side of the rear garden is a selection of newly planted SHRUBS/TREES/SAPLINGS, together with picket style timber fencing, which divide Trevalsa's garden from the direct coastal path access set aside for Sea House.

To the western boundary is a pair of double opening timber gates which provide access directly into the side garden from a neighbouring driveway, over which Trevalsa enjoys a Right of Access.

# TREVALSA

Approximate Area = 6,900 sq ft / 641.03 sq m

For identification only - Not to scale





## SEA HOUSE

An extremely spacious two bedroomed detached house with contemporary accommodation and spectacular views of the sea and coastline. Gated private access with parking for two cars. Lawned, enclosed garden with large suntrap terraces and direct access to the South West Coast Path and the beach below, via the privately owned steps.

From the decked terrace a contemporary part glazed composite front door, with obscured glass panels to the sides, leading to:-

### UPPER FLOOR

**THE STUDIO – 19'8" x 19'** Built-in storage cupboard, double doors leading to deep utility cupboard with space for appliances. Three Velux skylight windows and additional windows overlooking the drive. Door to:-

**WC.**

**OPEN-PLAN KITCHEN / DINING / SITTING ROOM** with central staircase descending to ground floor. Includes:-

**KITCHEN / DINING ROOM – 17'7" x 16'3"** Fitted kitchen including island unit with sink. Three Velux skylight windows and additional windows to the side.

**SITTING ROOM – 21'3" x 19'** Freestanding woodburning stove and new, marine rated double glazed sliding doors opening to a Juliet balcony with breathtaking sea and coastal views.

### GROUND FLOOR

The staircase descends to an entrance hall with a door to the drive of Trevalsa. Doors to:-

**BEDROOM 1 – 13'8" x 12'9"** Fitted with an extensive range of storage cupboards. Two windows, double glazed doors to a large terrace with stunning sea views. Door to:-

**EN-SUITE BATHROOM** Bath, separate shower, wc.

**BEDROOM 2 – 13' x 9'8"** Window. Door to:-

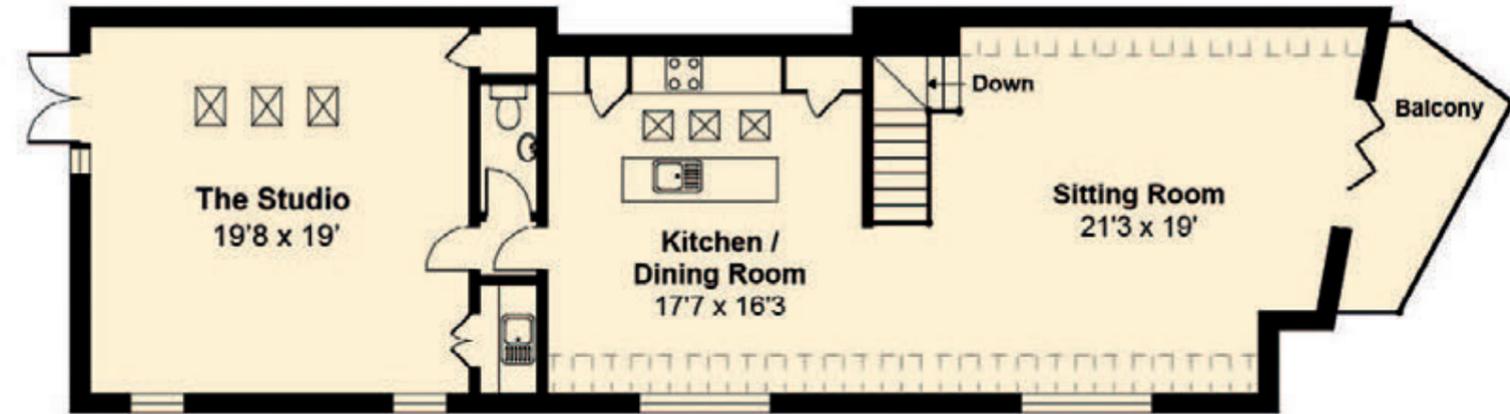
**EN-SUITE SHOWER ROOM** Shower, wash hand basin, wc.

Access from the driveway to:-

**GARAGE – 19'4" x 12'10"** Set beneath Sea House, with doors to two separate stores, including one 12'3" x 5'9".

## SEA HOUSE

Approximate Area = 2,209 sq ft / 205.22 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND 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 6TH.

**SERVICES** Both Trevalsa and Sea House have mains water, mains electricity and mains drainage. Trevalsa has a new oil-fired central heating system. Sea House has under-floor heating and hot water provided by an air source heat pump installed in October 2024.

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

**BROADBAND** Superfast broadband available – 53Mbps download speed. 8Mbps upload speed.

**COUNCIL TAX BAND** For information about Trevalsa, please contact Sarah Lillicrap. Sea House is Council Tax Band A. (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).

**DIRECTIONS** From St Austell, follow the B3273 down through Pentewan and then proceed up a long winding hill towards Mevagissey. At the brow of the hill, turn left at the crossroads. Follow this road to a mini roundabout and head straight across entering Mevagissey. Pass the primary school on the right hand side and then descend the hill until part way down, just before a sharp right hand bend, you will see the entrance to Trevalsa, marked by new high wooden gates, on the left hand side.

**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 – PLANNING** Trevalsa, the main property, has planning consent for use as a large holiday home (Sui Generis use in Cornwall) and Sea House has consent to be used as a principal dwelling (or for letting under an AST).

**RIGHTS OF WAY** Trevalsa has a right of access over the neighbouring driveway on the western boundary where timber gates provide access directly into the side garden.

**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 CORNWALL ESTATE AGENT

[www.lillicrapchilcott.com](http://www.lillicrapchilcott.com) | 01872 273473 | email [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

