



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR88102506

Guide £495,000

Plain An Gwarry,
School Hill, St Ewe, Cornwall, PL26 6ER

FREEHOLD



To be sold with no onward chain.

An exceedingly appealing, detached double fronted, 4 bedroomed, 3 reception roomed non-Listed period house with gravelled driveway for up to 4 vehicles, and enclosed gardens backing onto and enjoying views over rolling countryside. Situated on the outskirts of the near coastal village of St Ewe, less than 2 miles from the south Cornish coast within a mile of the renowned Lost Gardens of Heligan.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance vestibule, snug, kitchen, living/dining room, rear lobby, utility room/wc.

First Floor Principal bedroom with en-suite shower room, 3 further bedrooms, family bath/shower room.

Outside Driveway parking for up to 4 vehicles, walled lawned front garden with side courtyard. To the rear an enclosed profusely stocked garden with numerous sitting out areas, well planted borders, decked sitting out terrace with timber entertainment shed with log burner, raised beds and backing onto beautiful rolling countryside.

DESCRIPTION

A beautifully presented, detached, 4 bed roomed, 2 bath/shower roomed, 3 reception roomed stone fronted house, comprising on the ground floor, a welcoming entrance vestibule opening into Snug with multi fuel burning stove with brick surround. Beautifully appointed farmhouse style kitchen with large central island with breakfast bar, integrated appliances and lovely outlook over the rear garden. From the kitchen doors open to the rear lobby and utility/wc.



Off the kitchen is the triple aspect living/dining room, which is delineated by a square arched opening, with uPVC double doors opening to the rear garden, large uPVC window to the side elevation enjoying elevated rolling countryside views and window to the front elevation with deep sill. In the dining room is a large multi fuel woodburning stove with wooden mantel.



On the first floor, the principal bedroom is dual aspect with large picture window to the side elevation boasting superb, elevated views of rolling countryside towards the top of Mevagissey. Off the principal bedroom is the well appointed en-suite shower room with His and Hers wash hand basins and large walk-in shower.

To complete the accommodation on the first floor, are two further double bedrooms, a single bedroom with fabulous views and a large family bath/shower room.

Externally, to the front is a low stone wall enclosing the front garden and to one side is gravelled driveway parking for up to 4 vehicles. To the other side is the courtyard garden leading to the side gate and door into the rear lobby.

The rear garden, which is gently sloping and mostly laid to lawn, boasts extremely well planted beds and borders, as well as a large timber entertainment shed, with potbelly woodburning stove, with electricity and lighting. To one side is a raised timber deck and beyond a sunken gravelled seating area. Throughout the garden one can enjoy elevated views over miles of undulating farmland.

In all, a superb and immaculately presented home on the outskirts of a village brimming with community spirit and very conveniently located for the south Cornish coast.

LOCATION

Plain An Gwarry occupies a superb setting on the outskirts of the sought after and picturesque rural/near coastal village of St Ewe which has a small but vibrant community, an attractive ancient church and excellent local inn, arranged around a small village square. Plain An Gwarry occupies an elevated position only a short stroll from the village centre. St Ewe is set just in land from the south Cornish coastline, in delightful open countryside just a short drive from the coast and the nearest beaches. The nearest coastal village is Mevagissey which is an active fishing village with its own fishing fleet, an array of shops and businesses providing for day to day requirements. The picturesque inner and outer harbours house an active fishing fleet with fish and chips available from the harbour.

Both to the north and south of Mevagissey are some wonderful sandy beaches from which to enjoy safe bathing and the South West Coast Path connects them via scenic clifftop walks along miles of unspoilt coastline. The closest beach at Pentewan also has an active sailing club.

The nearest main town is St Austell to the north which provides a wide array of leisure, commercial and retail facilities, out of town trading estates and supermarkets, a large leisure centre, sports clubs, primary and secondary schooling and a mainline station that provides a direct link to London Paddington with approximate travel time of 4½ hours.

To the west lies Cornwall's capital city of Truro which provides an extremely wide array of facilities including a variety of small shops and national stores situated around the central cobbled streets. The city's delightful period buildings include a magnificent cathedral and the Hall for Cornwall theatre which hosts a wide variety of entertainment throughout the year.

The network of picturesque country lanes around St Ewe provides a link to both the A390/A38 and the A30, both of which provide a mainly dual carriageway link all the way northwards to the cities of Plymouth and Exeter. From Exeter access can be had to the national motorway network. The lanes from St Ewe also provide a scenic connection down into the Roseland Peninsula where delights such as the coastal villages of St Mawes and Portscatho can be explored. To the north west lies Cornwall Airport Newquay providing daily flights to a variety of UK and European destinations.

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

Timber gate opens onto entrance path leading to composite front door opening into:-

ENTRANCE VESTIBULE With almost floor to ceiling arrow slit frosted glazed window to the side and a part timber and glazed door opening into:-

SNUG – 13' x 11'5" With anthracite uPVC double glazed window to the front elevation with deep sill, brick fireplace with inset multi fuel log burner set on a slate hearth with a timber mantel. Exposed white painted beams, stairs rising to the first floor and door opening into:-

KITCHEN – 15'4" x 12' A pair of uPVC anthracite double glazed windows overlooking the rear garden. Door opening into rear lobby/utility room. A beautiful farmhouse style kitchen with solid oak worktops and Shaker style cabinets. Large central island with built-in breakfast bar, large electric Rangemaster oven with five ring gas hob and Rangemaster extractor above. Built-in Lamona wine cooler, Lamona dishwasher and space for American style fridge/freezer. From the kitchen an opening leads through to:-



LIVING ROOM – 15'8" x 13'4" Anthracite uPVC double glazed French doors opening to the rear garden, uPVC double glazed window to the side elevation with lovely rolling countryside views with large square arch opening through to:-



DINING ROOM – 11'7" x 10'10" Anthracite uPVC double glazed window to the front elevation with deep sill, inset multi fuel log burner set on a slate hearth with timber mantel.

From the living area a door opens into a useful understairs cupboard.

REAR LOBBY With composite door opening onto the side courtyard and a further anthracite uPVC double glazed window to the side elevation. Useful coat hanging space and further cupboard.

UTILITY ROOM / WC With anthracite uPVC frosted window to the rear elevation. Space and plumbing for white goods, wall mounted boiler. Wc with hidden cistern, wash hand basin mounted on a vanity unit with useful storage below and hot and cold mixer tap.

Staircase from the snug leads to:-

FIRST FLOOR

SPLIT LEVEL LANDING Giving access to four bedrooms and the family bathroom.

PRINCIPAL BEDROOM – 16'1" x 12'4" A large dual aspect room with anthracite uPVC double glazed windows to the side and rear elevations from which are fabulous rolling countryside views towards Mevagissey. Built-in storage cupboard and part timber and glazed door opening into:-





EN-SUITE SHOWER ROOM Anthracite uPVC double glazed window overlooking the rear garden and rolling countryside beyond, low flush wc, His and Hers sinks mounted on vanity units with useful storage both with hot and cold mixer taps. Large walk-in shower enclosure with rainhead and handheld shower attachments.

BEDROOM 2 – 12' x 10'7"

Anthracite uPVC double glazed window to the front elevation overlooking rolling fields with deep sill.

BEDROOM 3 – 11'10" x 9'6"

Anthracite uPVC double glazed window to the front elevation overlooking rolling fields with deep sill.

BEDROOM 4 – 8'3" x 7'10" With uPVC anthracite double glazed window overlooking rolling fields, storage cupboard.



FAMILY BATH / SHOWER ROOM With frosted anthracite uPVC double glazed window to the side elevation and further anthracite uPVC double glazed window overlooking the rear garden. Low flush wc, wash hand basin mounted on vanity unit with useful storage, corner shower cubicle with rainhead and handheld attachments and large panelled bath with hot and cold mixer tap and handheld attachments. Heated towel rail.

OUTSIDE

To the side of Plain An Gwarry is gravelled driveway parking for up to 4 vehicles and to the front a walled lawned garden and side courtyard with access into the rear lobby and paths wraparound both sides giving access to the rear garden. The garden is enclosed and backing onto beautiful rolling countryside with a gently sloping lawn, profusely stocked beds and borders, greenhouse and shed, along with raised beds, sunken gravelled sitting out terrace, timber deck and large timber entertainment shed with log burner and electricity.



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 6ER.

SERVICES Private water supply via borehole, mains electricity, sewerage treatment plant (shared). Central heating – LPG bottled gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps download speed. 220 Mbps upload speed.

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

DIRECTIONS From the entrance of the Lost Gardens of Heligan, on the Mevagissey to Gorran road, head towards Gorran and proceed for approximately $\frac{3}{4}$ of a mile and turn right on to School Hill where Plain An Gwarry can be found immediately on the right hand side.

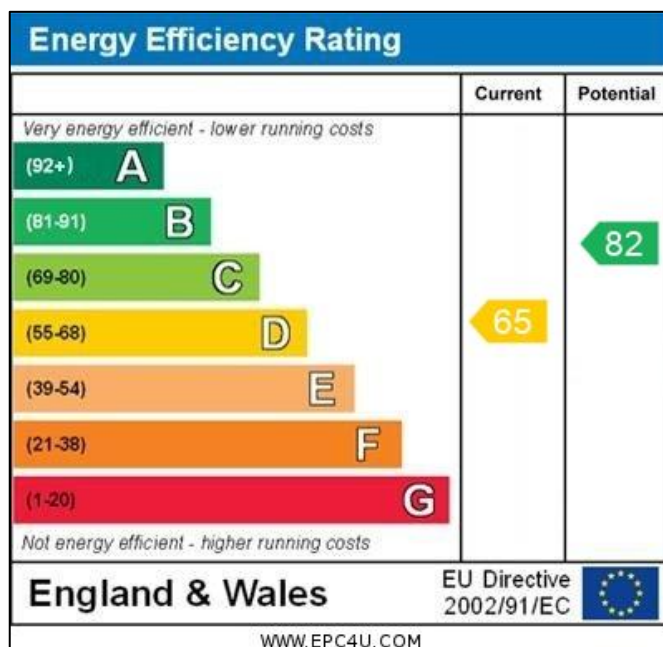
AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the 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.

ESTATE AGENTS ACT DECLARATION We declare that the vendors of this property are a relative of an employee at Lillicrap Chilcott.

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

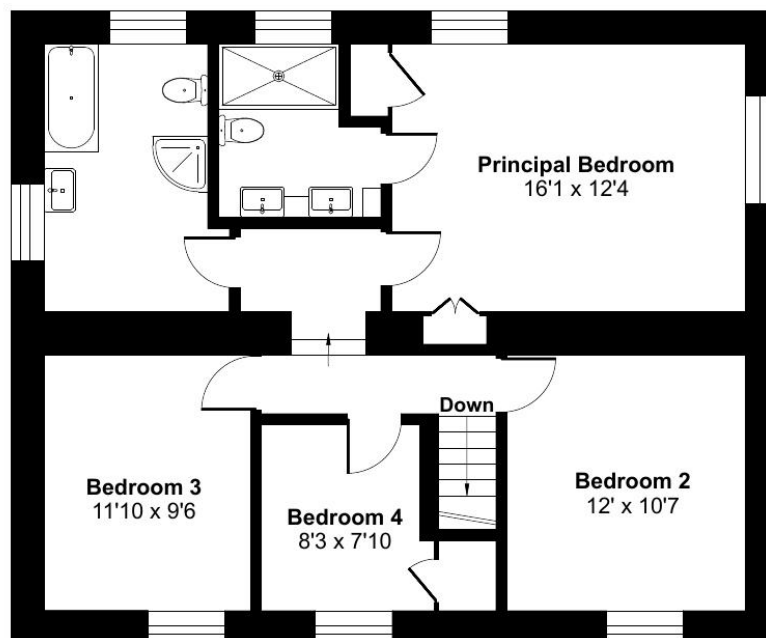


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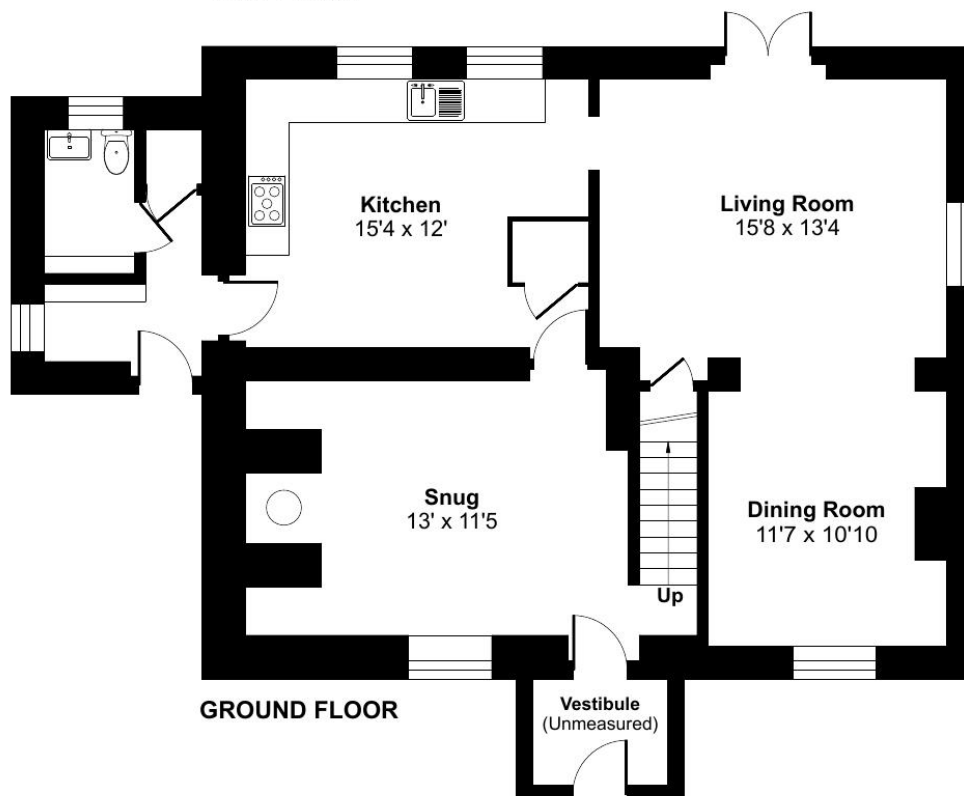
Plain An Gwarry, St. Ewe, St. Austell

Approximate Area = 1724 sq ft / 160.1 sq m (excludes vestibule)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Lillcrap Chilcott. REF: 1258281

