



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR41057478

Guide £2,650,000

Hir Kemmyns,  
Upper Castle Road, St Mawes, Cornwall, TR2 5BZ

**FREEHOLD**



**An outstanding architect designed detached 4 double bedroomed, 3 bathroomed house, extended and improved by our client to maximise the breathtaking views over 0.4 of an acre of landscaped gardens, to the colourful boating activity on St Mawes harbour, framed by the protected countryside of St Anthony Headland. A very private and complete house with extensive electrically gated parking and oversized double garage with fitted rooms off, in a prestigious and easily accessible location in one of the United Kingdom's most beautiful sailing communities. Just a short distance from the harbourside cafés, restaurants and hotels.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor** Reception hall with inner halls off, principal bedroom en-suite opening to a terrace, guest bedroom en-suite opening to a terrace, 2 further double bedrooms, family bathroom. Superb curving staircase.

**First Floor** Hall, 28'7" x 22'2" living/dining room, additional large sitting room with study area, kitchen/breakfast room – all opening to a full width balcony with garden access. Utility room, wc, stores.

**Outside** Electrically gated driveway with plentiful parking and an oversized detached double garage with fitted kitchen and store room. Very beautiful established and landscaped gardens providing a high degree of privacy and open lawns. Full width terrace and balcony with garden access. Discreet children's play area and garden shed. Boiler room with drying space.

**In all, about 0.4 of an acre.**

### **DESCRIPTION**

Hir Kemmyns was constructed in 2012 to a fabulous contemporary design which is both striking from the outside and creates large and very useable internal spaces. The house has been designed around its truly beautiful views over the sailing waters of St Mawes

harbour, at the mouth of the Percuil River with protected woodland and countryside beyond. There are even glimpses of the English Channel over the top of St Anthony Headland. The view is made even more attractive as the foreground is over the property's own extensive landscaped and lawned garden with many well planned beds, specimens and mature trees, mostly lined with hedge topped stone walls. Across the rear of the house is a terrace with a planted front and above this is a full width balcony with stairs descending to the garden. To the front of the house is a further generous lawn, again with landscaping with the focal point being the two handsome Monterey pine trees on the front boundary.

The interior is of a reverse level design with the upper floor living accommodation

approached over a curving staircase in the front turret. The stairs alight at a wood floored hall with doors opening to the kitchen and then the utility, wc and a wide and high opening creates a semi open-plan feel to the particularly generous living/dining room. This space also has a light wood floor and a monopitched ceiling over the dining area. Broad

windows take in the outlook to the front and to the rear sliding doors open onto the balcony and face the views. Our client has cleverly added an additional adjacent room acting as a sitting room and study, also opening to the balcony. The kitchen is also focused on the outlook with its own set of bifold doors to the balcony and is set under a vaulted ceiling. There is plentiful space for a dining table in this room and to the rear of it is the utility room.

The bedroom accommodation is no less impressive and is concealed from the reception hall as it is accessed via inner halls to either side. The principal bedroom is arranged so that the bed may face straight out of a set of bifold doors to the water. In addition, there is an area of curving wall and a long run of fitted wardrobes. Off its own



short entrance hall is a refitted en-suite shower room. The second bedroom suite is only marginally less impressive, it also has fitted wardrobes, an en-suite bathroom and a glazed door to the garden with large windows beside taking in the outlook. At the other side of the house are two further large double bedrooms which share a family bathroom opposite.

Hir Kemmyns blends contemporary architecture with modern energy systems including photovoltaic electricity producing and solar water heating panels and is a very efficient home to run. It is also a home one could live in easily all year round enjoying the large garden, plentiful parking/garaging, excellent storage and the cosiness of a woodburning stove. The



mesmerising outlook and proximity to all that St Mawes has to offer are surely the icing on the cake for this extremely impressive house.

## **LOCATION**

St Mawes is one of Cornwall's most highly regarded waterside communities with a stunning natural harbour opening at the mouth of the beautiful, sheltered and safe sailing waters of the Carrick Roads. The completely protected moorings available along the Percuil River and at its mouth have deep enough water to hold even the largest of yachts and St Mawes is very much considered one of the finest places to sail from around the British Isles. The local sailing club is very well supported and holds racing throughout a long season and also organises regular youth sailing lessons and coaching, whilst there is also a nearby windsurfing/kayaking school and plenty of people enjoy group morning swims.

St Mawes has a natural beauty and there are beaches below the castle, below the Tresanton Hotel and also the long Summers Beach facing south west out towards Pendennis Castle at Falmouth. The inner harbour is ideal for crabbing and launching smaller vessels and this is where the local gig rowing club are based.



There are beautiful walks beyond St Mawes Castle along the National Trust owned coastline of the Carrick Roads to the creek at St Just-in-Roseland and also upstream along the Percuil River. Ferries link to Falmouth and also in the summertime to the St Anthony Headland which has further walks through woodland and around the coastline, past St Anthony Lighthouse and over towering cliffs around Zone Point.

The village has a very good range of year round facilities including a large general store, a post office, doctors and dentist's surgeries, further shops, cafés, restaurant, bars and hotels including the recently refurbished Idle Rocks and the internationally acclaimed Tresanton. Truro is Cornwall's capital city and is about ½ an hours' drive away either 'around the road' or over the King Harry Ferry which passes the National Trust owned Trelissick House Estate in Feock. Truro offers everything one would expect of Cornwall's only city and of course there is also the wide range of services and boating facilities available at Falmouth.



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

A part glazed oak door opens to:-

**RECEPTION HALL** Slate flooring, extensive fitted shelving and display space, turning oak staircase to the first floor in the semi circular turret with numerous small double glazed (as found throughout the property) windows and tread lighting. Oak door to large understair cupboard. Additional tall window beside the front door. Alarm system control panel. Inner hall off with deep shelved linen cupboard and oak doors to bedrooms 3, 4 and the bathroom. Further oak door to:-

**HALL** Broad window to the front, continuation of the slate floor. Oak doors to bedroom 2 and:-

**PRINCIPAL BEDROOM – 20' to front of wardrobes x 12'2"** Superb views beyond the garden to St Mawes harbour and protected countryside beyond through a window and bifold doors opening to the terrace. Oak flooring, two pairs of double doors to recessed wardrobes. Recessed shelving. Initial entrance lobby with oak door to:-



**EN-SUITE SHOWER ROOM** Recently refitted and beautifully appointed. Glazed screened walk-in shower enclosure with off white glazed wall tiling and chrome mixer shower. White painted vanity unit with cabinet and wash basin set into the countertop with chrome mixer tap and blue glazed fine tiled splashback. Chrome heated towel rail with additional electric element, extractor fan.

**BEDROOM 2 – 13'2" x 9'10"** Near full wall of windows and glazed door facing the views. Oak flooring, initial entrance lobby with a pair of doors to a wardrobe and an oak door to:-



**EN-SUITE BATHROOM** White panelled bath with chrome mixer tap and shower over. White wc, white pedestal wash basin with chrome taps and mosaic tiled splashback. White glazed tiling to full height on two walls. Obscured window with glazed tiled surround. Extractor fan, chrome heated towel rail, mirror fronted cabinet with integrated lighting over the wash basin.

**BEDROOM 3 – 13' to front of wardrobe x 10'8" reducing to 9'4"** Broad pair of windows and glazed door opening to the terrace and facing the views. Oak floor, three doors to a recessed wardrobe.



**BEDROOM 4 – 14' x 11'1"** Three windows to the front courtyard, oak floor. Two pairs of doors to recessed wardrobes.

**FAMILY BATHROOM** White panelled bath with chrome mixer tap and shower over. White wc, white pedestal wash basin with chrome taps and mosaic tiled splashback behind. White glazed wall tiling to full height on three walls. Mirror fronted cabinet with lighting over the wash basin. Chrome heated towel rail, extractor fan.

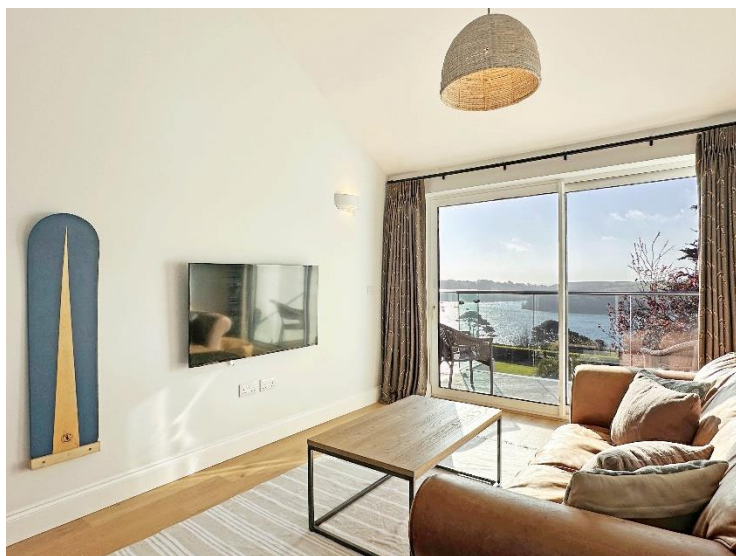
## **FIRST FLOOR**

**LOBBY** Oak topped balustrade over the half circular staircase with roof lantern over. Oak doors to a cupboard housing the hot water cylinder with space for storage. Further large store cupboard. Controller for the solar thermal water heating. Oak flooring. Oak doors to the wc and kitchen and an 8'7" high and 6' wide opening to:-

**LIVING / DINING ROOM – 28'7" x 22'2" reducing to 16'** A wonderful light filled space with 10'10" wide sliding patio doors to the balcony facing straight towards the views, plus further windows on the view facing side and on the north westerly elevation drawing in the evening sun as well as overlooking the front garden and countryside beyond. Oak flooring throughout, part high monopitch ceiling over the dining area. Near full width run of pale grey painted base level cabinets under pale oak block countertops. Woodburning stove set into a fireplace with slate surround. Oak door to:-



**SITTING ROOM / STUDY – 24'6" x 9'7"** 12'8" high vaulted ceiling with Velux roof window. Near full width sliding glazed door opening to the balcony and facing the views. Fitted desk area to the inland side with pale oak block countertop and pale grey painted cabinets to either side, all in front of a broad window overlooking the front garden and countryside beyond.



**KITCHEN / BREAKFAST ROOM – 15'9" x 15'** 12'3" high vaulted ceiling, 8'2" wide bifold doors opening to the glass fronted balcony and taking in the views. Fitted oak seating with cabinets below. Range of high gloss cream fronted kitchen units under stone effect

countertops with a Franke undermounted sink and brushed steel mixer tap over. Cream tiled splashbacks. Neff oven/grill with four burner Neff induction hob and stainless steel and glass extractor fan over. Concealed integrated dishwasher, fridge and freezer. Initial lobby area with an oak door to:-



**UTILITY – 9'10" x 6'9"** Broad window to the front elevation. Cream range of base level units under stone effect countertops with a Franke stainless steel sink and drainer with brushed steel mixer tap over. Space below the countertop for a washing machine and tumble dryer. Space for an additional fridge/freezer. Extractor fan.

**WC** An interesting room in its own right with quarter circular curved wall, recessed pale oak shelving and base level fitted cabinet. White wc, white pedestal wash basin with chrome taps and mosaic tiled splashback behind. Dark oiled oak floorboards, high ceiling with extractor fan and dropdown ladder access to the loft space.



### **DETACHED DOUBLE GARAGE AND UTILITY / KITCHEN**

**DOUBLE GARAGE – 19'10" x 19'2"** 9'7" high roller shutter door (for extra high vehicles), 16' high vaulted ceiling with two roof windows. Plastered and painted cavity block walling, plentiful power points, lighting. Oak door to:-

#### **UTILITY / KITCHEN – 19'2" x 9'9"**

Designed and built as an additional kitchen as if it were in a house, for our clients former catering business. Now providing a very smart large space with masses of storage, additional cooking and washing facilities therefore providing an excellent start for anyone wishing to convert part of or all of the garage into a self-contained unit of accommodation, subject to all necessary consents first being obtained. Pale grey range of kitchen units under stone



effect countertops with a stainless steel twin bowl sink and drainer with chrome mixer tap over. Glazed white tiled splashbacks, two integrated ovens, two induction hobs with concealed filter hoods over. Space for a dishwasher, washing machine and tumble dryer. Wood effect flooring. Broad window and double glazed door opening to the side courtyard. Hit and miss staircase to:-

**FIRST FLOOR STORE / HOBBIES ROOM – 16' x 9'9"** Vaulted ceiling with two Velux roof windows, pale wood effect flooring, fitted shelving.

### **OUTSIDE**

The property is set back from the roadside behind a deep verge with a high hedge topped stone walled frontage through which a pair of electrically operated timber gates open onto a tarmac driveway providing plentiful parking and turning space for numerous cars as well as access to the garage. To the side of the driveway are planted beds with hebes, bay trees, flax, palms and other specimens. A sizeable lawn with a palm and a magnolia, lies to the front of the property with two magnificent Monterey pines to the very front with three granites creating a seating area below them.

There is access to either side of the house via paved walkways with a courtyard to one side of the front door. The pathways continue around to a near full width of the plot paved terrace onto which three of the bedrooms open. The terrace is fronted by a deep bed of hebes with further plants and small trees to the edges including evergreen eucalyptus. A staircase rises up to the glass fronted balcony allowing the living accommodation to connect freely with the garden below. To one side a door opens into a boiler cupboard housing the oil fired boiler as well as additional space for storage/drying sailing gear.



One of the delights of Hir Kemmyns is its generous plot, the majority of which is set as a large lawn on the seaward facing side, gently sloping down creating a beautiful foreground to the vista beyond. The lawn is edged by deep stone walls with griselinia planted tops making for a very practical and attractive boundary. Within the lawn are shaped beds filled with all manner of species, a palm, a discreet sunken trampoline and a mixed griselinia and camellia hedge hides a children's play area with a large timber shed beyond. A further sizeable camellia is found towards the bottom of the garden and throughout there are excellent views over St Mawes harbour.



**In all, about 0.4 of an acre.**



### **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** TR2 5BZ.

**SERVICES** Mains water and electricity. Private drainage. Oil fired boiler. Photovoltaic panels producing electricity for the house and returning to the National Grid. Solar thermal water preheating. Woodburning stove in the living/dining room.

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

**BROADBAND** Superfast broadband available – 80 Mbps download speed. 20 Mbps upload speed.

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

**DIRECTIONS** From the quayside in St Mawes follow the waterfront road with the sea on your left hand side past the charming cottages and the Tresanton Hotel. Bear to the right and rise uphill passing St Mawes Castle and then the entrance to Hir Kemmyns is found on the right hand side about half way along Upper Castle Road.

**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

**For reference only, not to form any part of a sales contract.**

