



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR43957238

£950,000

Shearwater,
1 Hightide, Newlyn, Penzance, Cornwall, TR18 5AR

FREEHOLD



A brand new, sensationally located detached contemporary home of circa 1,377sq.ft. with garage and additional parking. Enjoying fantastic views over Newlyn harbour, Mounts Bay, Penzance town and its surrounding countryside. Arranged over three floors comprising 4 bedrooms, 3 bathrooms and exceptional top floor open-plan living area under a vaulted ceiling with windows and doors leading out onto a glass balustraded balcony making the most of the views. The property is highly specified and energy efficient with built-in solar roof panels and air source heating.





SUMMARY OF ACCOMMODATION – In all, approximately 1,377sq.ft. (plus integral garage with electronic up and over door)

Lower Ground Floor Bedroom 3, bedroom 4, utility room and wc.

Ground Floor Principal bedroom with en-suite, bedroom 2 with en-suite, separate wc.

First Floor Open-plan dining/kitchen/living room, glass balustraded balcony.

Outside Enclosed lawned gardens, balcony off the living area, large single integral garage and parking for 2 cars.

SPECIFICATION

ENTRANCE

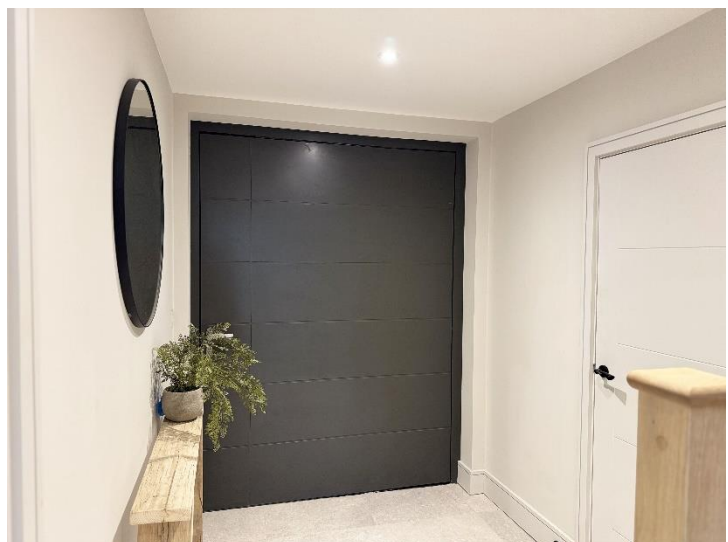
- Aluminium pivot door
- Glazed sidelight
- LCD spy hole
- Stainless steel door furniture

ENTRANCE HALL

- Painted plaster walls and ceiling
- Painted skirting
- LED downlights

UTILITY

- Utility cupboard
- Plumbing/electrics for washing machine and tumble dryer



STAIRCASE

- Feature design staircase with balustrade and hardwood handrail

LIVING ROOM

- Painted plaster walls and ceiling
- LED downlights
- Porcelain floor

KITCHEN

- Italian handmade kitchen
- Induction Siemens appliances
- Composite worksurfaces

BEDROOMS

- Painted plaster walls and ceiling
- LED warm white dimmable downlights
- Oak flooring

BATHROOMS

- Heated towel radiator
- Ceramic tiled floor and walls
- Hidden cistern wc
- Contemporary sanitaryware
- Illuminated mirror
- Shaving point
- Contemporary taps and showerheads

HEATING

- Underfloor heating system controlled by air source heat recovery Samson 6kW

HOT WATER

- Hot water cylinder controlled by air source heat pump system

BALCONY

- Toughened framed glazing with brushed stainless steel handrail
- Outdoor lighting

CAR PARKING

- Garage and driveway parking



EXTERNAL

- Private turfed garden
- Rear patio
- Outdoor lights

FENESTRATION

- Triple glazed powder coated aluminium

SUPERSTRUCTURE

- Structural engineer mass filled concrete foundations
- Off site manufactured modular frame system which includes warm roof system allowing a passive house design with 0% air lose
- 6kW solar panels source and stored in battery technology in each house

EXTERNAL WALLS

- Walls fully insulated
- Smooth through coat render and national feeder cladding
- Natural slate roofing tiles with vapour control underlay
- Solid insulation warm roof design with upper cut structural roof

DESCRIPTION

Shearwater is a brand new detached property combining smooth render and cedar cladding with lots of floor to ceiling windows making the most of the surrounding coastline views. Arranged over three floors of highly specified contemporary accommodation offering modern and stylish living. Being highly efficient with energy saving insulation, air source heating and built-in solar panels.

The impressive pivot aluminium door is the perfect introduction to the stylish interior with underfloor heating throughout. Painted interior doors with contrasting matt black ironmongery lead through from the porcelain tiled floor hallway into two bedrooms, a fully porcelain tiled wc with wash hand basin and a feature staircase with glass and oak balustrading descends to the lower ground floor and up to the open-plan living on the first floor.



The principal bedroom has a wall of glass facing south enjoying views over Newlyn harbour and Mounts Bay with engineered oak flooring and a generous en-suite fully porcelain tiled shower room comprising walk-in shower, wc and wash hand basin with matt black bathroom fittings and backlit vanity mirror. Bedroom 2 faces to the front of the property and features a double wardrobe and en-suite. On the ground floor there is a practical utility room with space and plumbing for a washing machine and tumble dryer. A fully glazed door leads to the outside garden area. Two further bedrooms which also enjoy sea views share a family bathroom, attractively tiled throughout with three piece suite and matt black fittings including a radiator/towel rail.

A particular feature of the property overall is the immense open-plan living under a vaulted ceiling with Velux rooflights and triple aspect with windows to each side of the room and a fabulous fully glazed sliding door with glazed apex leading onto the glass balustraded balcony. There is plenty of room for alfresco dining or to simply enjoy the magnificent views. With an Italian well fitted kitchen comprising base cupboard units under a quartz worksurface, built-in Siemens appliances including a fridge/freezer, oven with microwave over and a complementary island with inset hob neatly dividing the area from the living/dining space but unobstructing the flow of the accommodation and any views to outside.



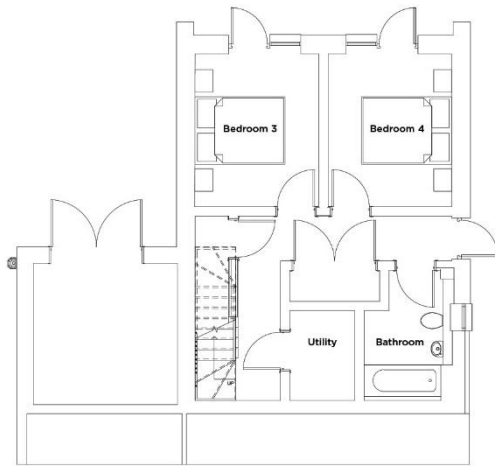
Shearwater offers an exemplary, stylish but also practical home, energy efficient, perfectly placed above the town in its elevated position affording fabulous views and the often rare added bonus of garaging and parking in this ideal location. Tucked away from the hustle and bustle but with all the facilities you need on the doorstep.



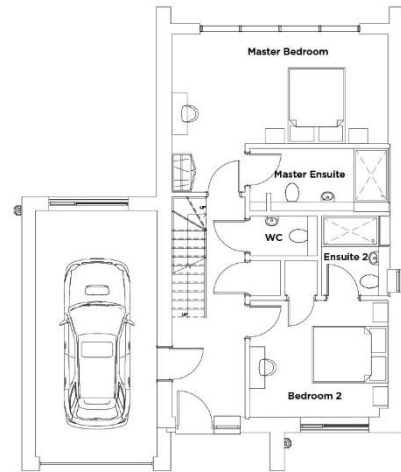
Likely to appeal to full time home buyer or holiday home buyers looking for a coastal home in a harbour village location and therefore is sure not to disappoint.

Not to scale – for identification purposes only.

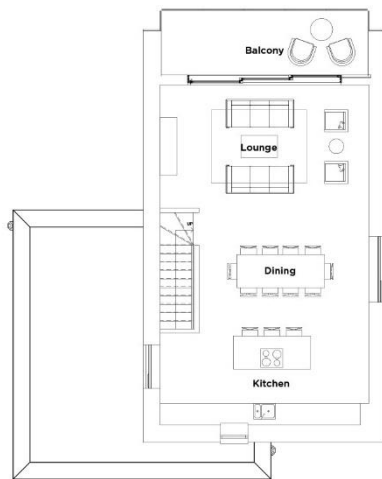
Circa 1,377sq.ft.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



*Floor plans shown are for reference only and measurements are approximate and may vary. Exact layouts and sizes may vary.



LOCATION

Newlyn is an historically important centre for the arts with its legendary 'Newlyn School'. The Art Gallery and Art School continue that tradition today with many independent galleries dotting the high street and artists, coppersmiths and potters studios tucked away in net lofts amongst the atmospheric lanes of the old village. This very handsome and vibrant fishing port sits between Mousehole and the flourishing Georgian town of Penzance creating one of the best served areas in Cornwall for arts, crafts, media, design and high speed online businesses notwithstanding its reputation as a year round holiday destination with world class beaches, sporting activities and as a burgeoning culinary hotspot.

Newlyn's fish market has acted as a magnet for serious culinary excellence with new restaurants opening alongside such established greats as the legendary Mackerel Sky, Ben Tunnicliffe's Tolcarne Inn, the charcoal fired Argoe and the loveable wine bar/coffee shop off licence Lovetts.

Newlyn enjoys a wealth of quality independent food specialists and entertainment with no fewer than four fishmongers, shellfish shop, cheese shop, greengrocers, butcher, bakery, five pubs, two cafés, Doctors surgery, chemist and the superb twin screened Newlyn Cinema Bar and Restaurant. A Co-op provides 7-11 shopping hours for essentials.

A purpose built cycle path augments the road system running along the coast from St Michael's Mount to Mousehole providing Shearwater carefree access to long sandy beaches and quiet coves, the Scillonian ferry to the Isles of Scilly and Penzance's mainline railway to London. All sports are incredibly well catered for with golf, rugby, cricket, tennis, hockey

and sailing clubs easily accessible producing illumni as 'son of Newlyn' Jack Nowell, Helen Glover and Luke Cowan-Dickie. The Cornish Pirates provide high quality rugby matches at the Mennaye ground bordering Newlyn throughout the winter.

Mounts Bay regularly enjoys awesome surf breaks and perfect conditions for kite and wind surfing with the best selection of 'round the compass' white sand surfing beaches in the county quickly driven to within minutes depending on the direction of the swell. Moorings for sailing yachts and sport fishing boats are available by arrangement with the Newlyn Harbourmaster. Sandy Cove beach directly below the house provides great swimming and snorkelling and when the schools of mackerel and bass arrive great fishing. Cetaceans frequently visit the bay with common dolphins, porpoises and humpback whales regularly being spotted breaching and hunting throughout the seasons.

The area has very good primary and secondary schools and college served by school and Hopper buses and all within easy bicycling distance. Students commute by rail to highly regarded independent Truro School and the 'outstanding' Truro College.

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 TR18 5AR.

SERVICES Mains water, electricity and drainage. Air source heat pump system for underfloor heating. 6kW solar panels with battery technology.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1000 Mbps download speed. 220 Mbps upload speed.

COUNCIL TAX BAND To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS From Penzance travel to Newlyn on entering the village pass Mackerel Sky on your right hand side and keep going over the bridge turning straight up Chywoone Hill. Continue towards the top of the hill passing Belle Vue on your right and Tredarvoe Lane on your left. Hightide can be found after a short distance on your left.

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

