



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR89211261

£850,000

Meadow View,
Sancreed, Penzance, Cornwall, TR20 8RL

FREEHOLD



A truly exemplary, highly specified brand new detached house in an idyllic semi-rural setting overlooking miles of rolling countryside to both the front and rear, across to Mounts Bay and St Michael's Mount. Boasting spacious and well proportioned accommodation with 4 double bedrooms, 3 bath/shower rooms, plentiful naturally light living accommodation and a large, level west facing rear garden plus driveway parking and an attached, large single garage. To be sold with no onward chain and ready for immediate occupation.





SUMMARY OF ACCOMMODATION

Ground Floor Impressive entrance hall, cloakroom/wc, dual aspect living room, second reception room, vast kitchen/dining/family room, utility room.

First Floor Galleried landing, principal bedroom with en-suite shower room, bedroom 2 with en-suite shower room, large family bath/shower room, 2 further double bedrooms.

Outside Gravelled driveway parking for several vehicles, large attached single garage, low maintenance front garden, west facing level lawned rear garden backing onto countryside.



DESCRIPTION

Meadow View is a particularly attractive and imposing detached house with a broad, symmetrical façade with two towering gables either side of the canopied porch, completed in 2025 and ready for immediate occupation.

To the front is a gravelled driveway with parking for several vehicles, leading to the large integral garage with the front garden landscaped with a low maintenance gently sloping lawn and bounded by a thick Cornish stone wall, with a vista enjoyed over the quiet country lane to miles of undulating countryside beyond, towards Mounts Bay and the Lizard Peninsula in the distance. The rear garden is a particular surprise, backing onto miles of open countryside and enjoying a sunny westerly aspect with a view across miles of undulating countryside, enjoying a good degree of peace and privacy, a large level lawned garden accessed from the vast kitchen/dining/family room which spans the rear of the house.

Both the style and quality of Meadow View is exceptional, completed by our clients to an exacting specification with underfloor heating throughout the ground floor and radiators to the first floor, served by an air source heat pump. The kitchen has been fitted by Hinged Kitchens of Truro with high quality appliances and worksurfaces and much of the accommodation benefitting from dual or triple aspect rooms flooding the house with much natural daylight.

A contemporary front door opens into an impressive entrance/reception hall with turning staircase ascending to the galleried first floor landing, the entrance hall serving a stylish cloakroom/wc, an impressive dual aspect living room, an additional reception room and to the rear, the vast kitchen/dining/family room on the sunny westerly rear elevation, both overlooking and opening to the rear garden. Completing the ground floor is a useful and spacious utility room which leads through to the large attached single garage. On the first floor, the impressive galleried landing could easily double as a study area, and serves the four double bedrooms, two of which with en-suite shower rooms and a fabulous, enormous family bath/shower room.

Meadow View is one of two houses to be constructed on this quiet village lane on the edge of Sancreed, with close proximity to Penzance, St Ives and the rugged west Cornish coastline. The adjacent house is yet to begin construction and will be of a mirrored style and size to Meadow View once complete.

LOCATION

Sancreed is a lovely rural hamlet situated about 4 miles from the coastal town of Penzance. The village is historic with the parish church believed to date back to the 13th and 14th Century.

The remains of a significant prehistoric settlement have been unearthed in Carn Euny and the undulating landscape is dominated by the Sancreed Beacon which offers spectacular views of the entire peninsula. Nearby is Drift Reservoir which is popular with both anglers and birdwatchers.

Whilst feeling that you are very much in a lovely rural position facilities are very good nearby with the journey into Penzance readily accomplished within 10 minutes or so.

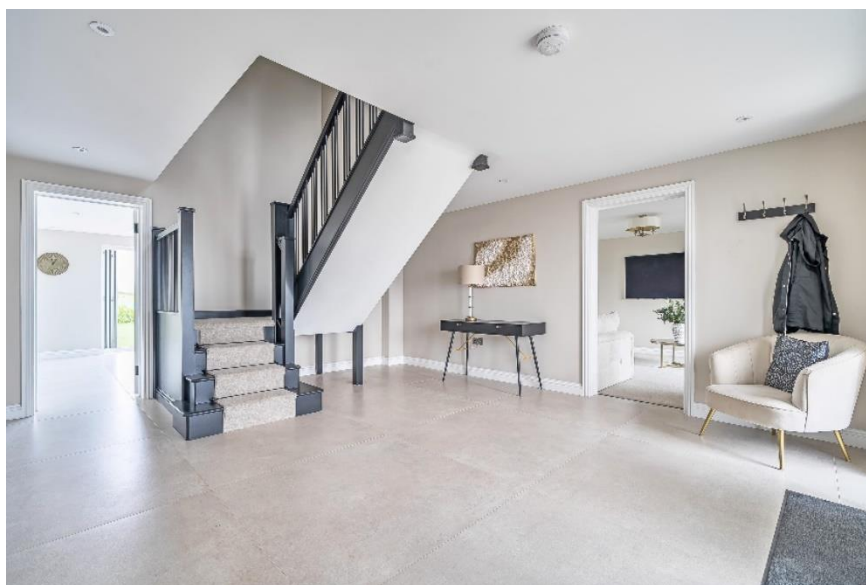
Penzance is a lively town of character on the south coast of Cornwall, overlooking Mount's Bay, renowned for its agreeable mild climate and known as the 'capital' of the Land's End peninsula, West Penwith. It has recently been voted as one of the top 10 best towns for independent shopping and features nationally acclaimed Newlyn Art Gallery and The Exchange, along with a host of shops and restaurants. The town's bustling harbour is a haven for yachts, fishing boats and pleasure craft together with regular all year round flights from Land's End Airport to St Mary's on the Isles of Scilly. There is a mainline rail terminus at Penzance with a very regular service to London Paddington (travelling time approximately 5½ hours).

The coastline surrounding west Cornwall is some of the most rugged and beautiful in Britain with many long sandy beaches, towering cliffs and hidden coves all linked by the South West Coast Footpath. The sheltered waters of Mount's Bay are ideal for water sports including sailing, windsurfing and kite surfing. Nearby Marazion has a dinghy racing club whose members sail in the waters surrounding the famous St Michael's Mount which is accessible by foot at low tide. The sensational long sandy beach at Sennen Cove and Whitesand Bay is only a few miles to the west from where, on a clear day, the Isles of Scilly can be seen. To the north is St Ives which has many boutique shops, art galleries and restaurants as well as excellent surfing around the 4 mile long St Ives Bay.

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

A broad flight of tiled steps ascend from the gravelled driveway, past rendered walls with slate capping stones to a part covered open air entrance porch, and through the woodgrain effect part glazed front door with obscured glazed matching side panels into:-

ENTRANCE HALL – 17'2" x 14'5" Which in turn serves the living room, kitchen/dining/family room, cloakroom/wc and home office/additional reception room. A particularly spacious and welcome approach to the accommodation with a turning staircase ascending to the galleried first floor landing. A range of inset LED downlighters. Zoned underfloor heating.



LIVING ROOM – 21' x 12'5" A spacious dual aspect room with broad uPVC double glazed window on the front elevation, overlooking the driveway and across miles of rolling countryside to Mounts Bay in the distance with St Michael's Mount and the south Cornish coastline to the Lizard Peninsula in the distance. Further broad uPVC double glazed window on the rear elevation overlooking the rear garden and to the countryside beyond. Zoned underfloor heating.

KITCHEN / DINING / FAMILY ROOM – 29'9" x 20' (max measurements) An impressive, vast and naturally light open-plan kitchen/dining/family room, enjoying natural daylight from triple aspect broad uPVC double glazed window on the side elevation and two sets of full height glazed bifold doors on the rear elevation, both opening to and overlooking the rear garden and the countryside beyond, with a further uPVC double glazed window on the opposing side elevation in the dining area and a glazed atrium over. One vast open space, arranged into distinct areas with:-



DINING AND LIVING SPACE Overlooking the garden with plentiful room for a dining table and chairs, open-plan to the:-

KITCHEN AREA Beautifully appointed with a Hinged kitchen with mocha matt door and drawer fronts, set around a vast central island with Calcutta marble worktops, comprising a range of integrated Miele appliances including two mid height fitted ovens, four ring induction hob with downdraft extractor, integrated dishwasher, integrated fridge and freezer with an undermounted 1½ bowl stainless steel sink with carved drainer. Lavishly appointed with three feature pendant lights over the central island and further flooded with light from a range of inset LED downlighters with both the kitchen areas and dining areas independently controlled with zoned underfloor heating. The kitchen area leads to:-

UTILITY ROOM – 10'8" x 6' Fitted to match the kitchen with high quality Hinged mocha matt door and drawer fronts beneath square edge marble worksurfaces with space and undercounter plumbing for appliances, an inset single bowl sink and plentiful fitted storage with a range of inset LED downlighters and leading through to the integral garage.

HOME OFFICE / ADDITIONAL RECEPTION ROOM – 17'9" (max) x 10'10" Another very good sized reception room, positioned to the front of the house with a broad uPVC double glazed window on the front elevation overlooking the driveway and countryside beyond towards Mounts Bay. Zoned underfloor heating control.

CLOAKROOM / WC Beautifully appointed with high quality sanitaryware including a concealed cistern low level flush wc and contemporary wash hand basin set on a tiled shelf beneath a LED backlit mirror. With contemporary wall and floor tiling, inset LED downlighters and extractor fan. Zoned underfloor heating. A turning staircase ascends from the entrance hall to the:-

FIRST FLOOR

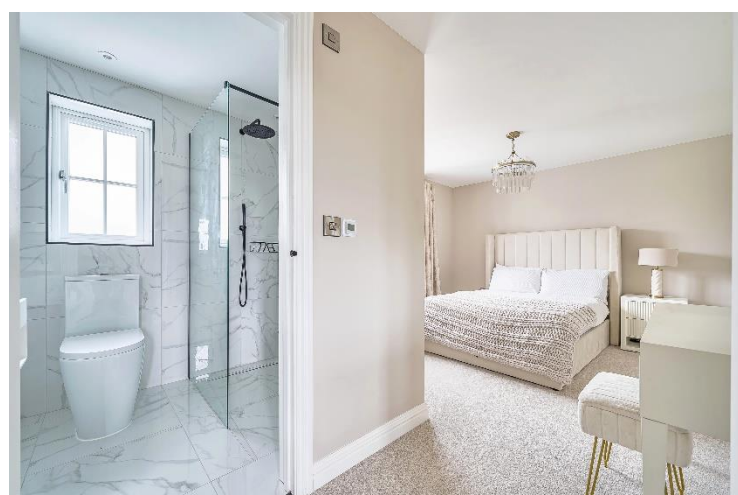
GALLERIED LANDING With a double glazed window on the front elevation overlooking the countryside beyond towards Mounts Bay. A full range of inset LED downlighters and plentiful space for a desk and chair. The landing is warmed by a central heating radiator and serving all four bedrooms and the family bathroom.

BEDROOM 1 – 22'4" x 14'8" (max measurements) A particularly spacious principal bedroom suite with broad uPVC double glazed window on the rear elevation overlooking the rear garden and the expansive countryside beyond. Complemented by a vanity/dressing area lit by a range of inset LED downlighters and central pendant light. Radiator.



EN-SUITE SHOWER ROOM Lavishly appointed with a range of contemporary sanitaryware including a low level flush wc, wall mounted wash hand basin and walk-in shower enclosure with fixed glazed screen and brushed gold accent with a rainfall shower head with separate handheld attachment, base and mixer tap and wall mounted ladders style heated towel rail. With contemporary floor and wall tiles, an LED backlit mirror above the wash hand basin and a range of inset LED downlighters, extractor fan. Underfloor heating.

BEDROOM 2 – 17'2" x 10'6" A spacious double bedroom, positioned to the rear of the house with a broad uPVC double glazed window on the rear elevation overlooking the garden and countryside beyond. Radiator.



EN-SUITE SHOWER ROOM Beautifully appointed with contemporary white sanitaryware comprising low level flush wc, wall mounted wash hand basin and walk-in shower enclosure with fixed glazed screen with a rainfall shower head and separate handheld attachment. Completed with matt black accents with an obscure glazed window on the rear elevation, inset LED downlighters and LED backlit mirror. Extractor fan. Wall mounted heated towel rail.

BEDROOM 3 – 17'10" x 8'9" A well proportioned double bedroom with broad uPVC double glazed window on the front elevation overlooking the countryside to the front and beyond to Mounts Bay.

FAMILY BATH / SHOWER ROOM Lavishly appointed with a range of contemporary white sanitaryware comprising low level concealed flush wc, wall mounted wash hand basin, focal freestanding bath with handheld shower attachment and walk-in shower enclosure with fixed glazed screen, with a rainfall shower head and separate handheld attachment. Fitted with brushed gold accent taps etc and beautifully finished with a range of inset LED downlighters and backlit LED mirror. Extractor fan. Wall mounted ladder style heated towel rail.



BEDROOM 4 – 12'5" x 10'1" A well proportioned double bedroom with broad uPVC double glazed window on the front elevation overlooking the countryside beyond towards Mounts Bay and St Michael's Mount. Radiator.

OUTSIDE

To the front of the house, approached from a quiet country lane, a broad gravelled opening leads to a private driveway affording off-road parking for several vehicles and gently alighting at the broad principal façade of the house, and thereafter leading to the:-

INTEGRAL GARAGE – 16'8" x 11'8" Remote operated electric up and over door opening into a good sized garage with obscured glazed window on the side elevation and further part glazed door on the rear elevation opening out to the rear garden. Also housing the pressurised hot water cylinder and heating controls.

Pathways lead around either side of the house to the rear garden arranged as a broad gravelled terrace spanning the rear of the house with an open half landscaped area on the southerly elevation between the wings of the kitchen and the rear of the garage, ideal for alfresco dining etc. With a railway sleeper border leading then onto the largely level lawned

gardens, bounded by close board fencing and a recently planted griselinia hedged rear boundary backing onto farmland to the rear with a delightful outlook over miles of open countryside beyond.

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 TR20 8RL.

SERVICES Mains water and electricity. Air source heat pump. Private drainage.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Standard broadband available – 6 Mbps highest available download speed. 0.8 highest available upload speed. (Source: Ofcom).

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

DIRECTIONS Proceeding west bound on the A30 away from Penzance, ascend the hill through Drift and turn right signposted Drift Reservoir and Sancreed. Proceed through Sancreed and after passing an open grass bank on the left, turn right onto a country lane. Meadow View can be found on the left hand side.

WHAT3WORDS ///expel.joins.compacts.

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, including the broadband speed and mobile phone coverage, 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 Purchasers should be aware that planning permission has been granted on the adjacent plot for an additional dwelling, both similar in style and size to Meadow View, which we do not anticipate to be of any consequence to the privacy or serenity of the setting, and in the fullness of time, will ultimately enhance the immediate surrounds.

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

Not to scale – for identification purposes only.

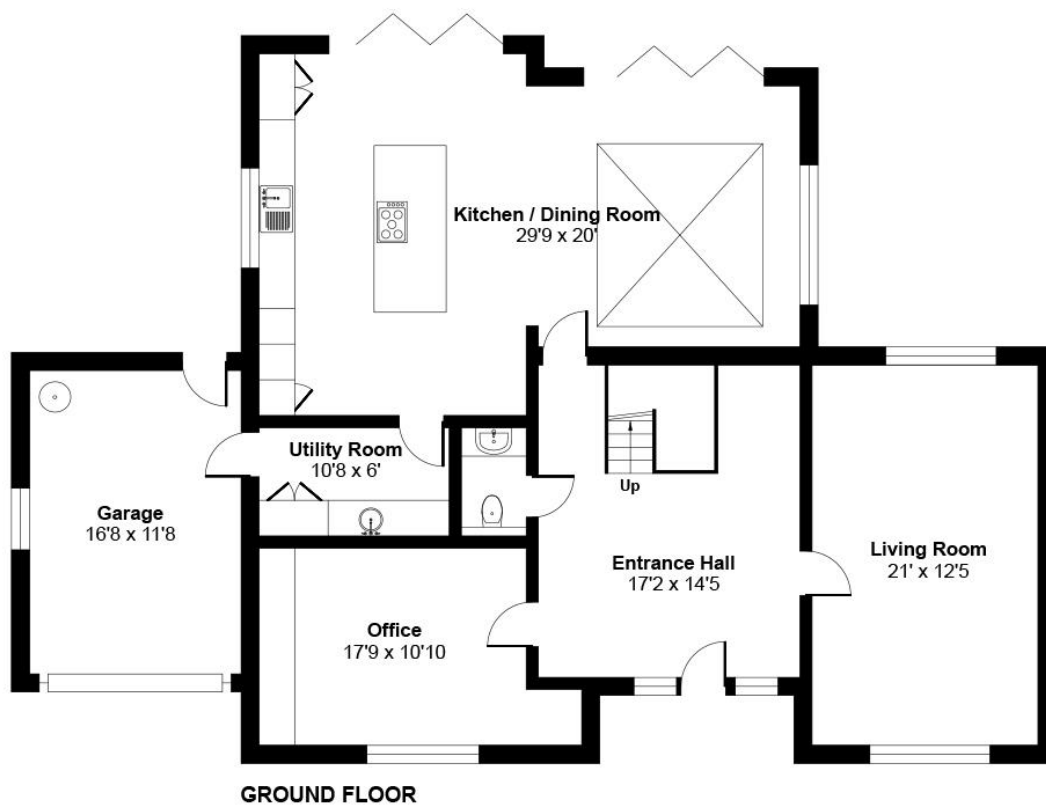
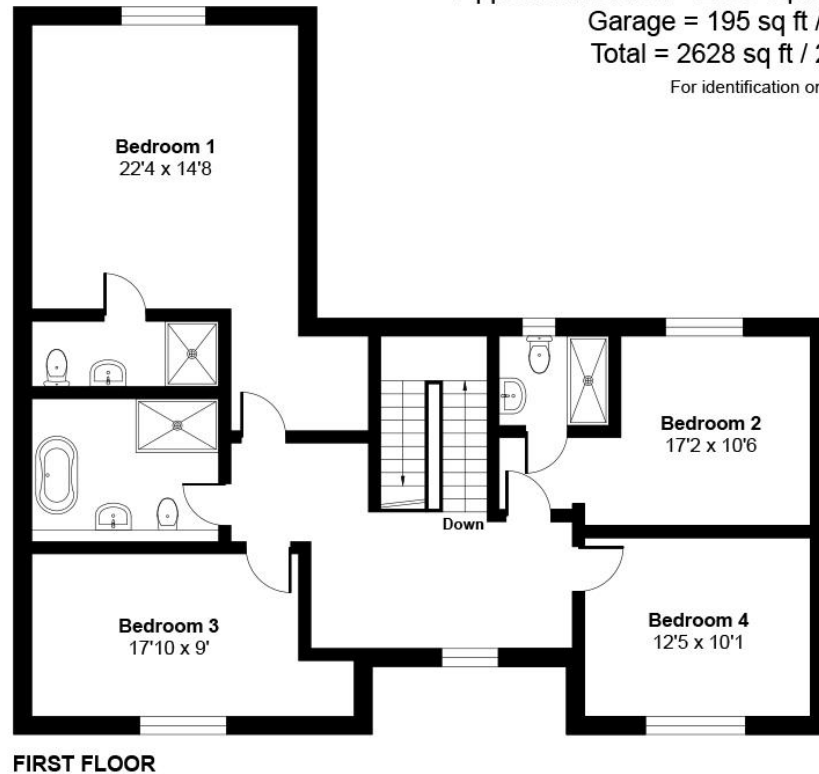
Meadow View, Sancreed, Penzance

Approximate Area = 2433 sq ft / 226 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 2628 sq ft / 244.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillicrap Chilcott. REF: 1363696

