



Pentrelew, Mylor Churchtown, Cornwall





An impressive, late Georgian Grade II listed country house, set in mature grounds in a **glorious rural setting** close to Mylor Bridge, Mylor Harbour, Flushing and the coast.

Summary of accommodation

Porch | Entrance hall | Reception hall | Drawing room | Sitting room | Office | Library | Dining room | Lobby | Kitchen/breakfast/living room
Pantry | Storeroom/boiler room | Utility room | Cloakroom | Shower room | Boiler room

Landing | Principal bedroom suite incorporating adjacent dressing room (Bedroom five), bathroom and steam room | Three further double bedrooms | Family bathroom | Family shower room | Large walk-in eaves storeroom

Gated driveway with parking for several cars | Double garage with attached workshop | Log store | Courtyard | Two greenhouses
Two garden stores | Gardens | Pond | Summerhouse | Kitchen garden | Gated access to second garden area planted as wildflower meadow

In all about 1.53 acres

Distances

Mylor Churchtown with Mylor Marina and Yacht Harbour 0.5 mile, Flushing 1 mile
Falmouth town centre/train station 5.5 miles (Paddington 5 hours 48 minutes), Truro 10 miles, Newquay Airport 30 miles
(All distances and times are approximate)



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Location

Pentrelew sits in a glorious setting, surrounded by open countryside, and is situated in the middle of the golden triangle of Mylor Bridge, Mylor Churchtown and Flushing. The surrounding water is known as the Carrick Roads, which forms a large waterway, created at the end of the last Ice Age and is the third largest natural harbour in the world. Navigable all the way from Falmouth to Truro, it is a haven for wildlife, and regularly attracts sea-going birds in the winter, including one of the largest flocks of wintering Grebes in the UK. There are countless picturesque creeks and inlets, many of which are home to charming villages and waterside pubs, nestling among the wooded valley sides, and the walks along this stretch of coastline are truly sublime. Mylor Churchtown is home to the Mylor Yacht Harbour, Restronguet Sailing Club, Castaways Restaurant and Café Mylor, and Mylor Bridge, offers a lovely selection of shops including a fishmongers, a butchers, a pub, a general stores and a post office. Flushing is a bustling coastal village, with primary school, village stores, farm shop and a church, and is well known for its yearly regatta. A passenger ferry links Flushing to Falmouth year-round. The larger university town of Falmouth offers a wider range of shops, galleries, pubs, coffee shops and restaurants, and there is also a hospital and a mainline railway station providing services to London Paddington.

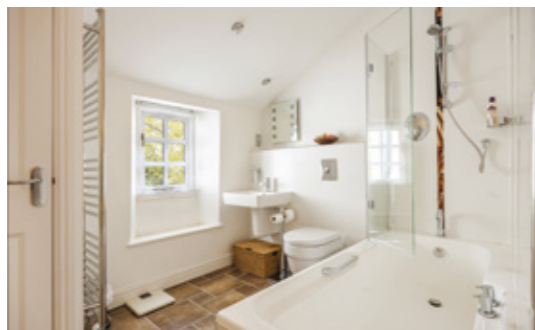
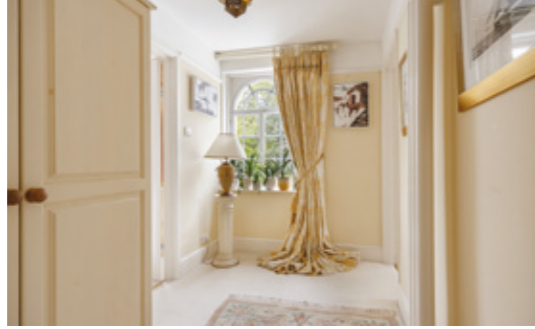


Pentrelew

Set well back from a country road, which leads to the water's edge and the dead end at Mylor Marina and a dead end in Mylor Churchtown, Pentrelew is an elegant Grade II listed country house, dating from the late 1700s. This gorgeous home has been painstakingly refurbished and extended by the current owners and is being offered for sale for the first time in 16 years.

Presented immaculately throughout, Pentrelew is approached through a pillared, pitch and tiled, open porch, beyond which is an impressive example of a classic country house of the period, built of local stone covered with painted stucco under a hipped roof.





The house is complemented with a beautiful contemporary extension of about 600 sq ft of kitchen/living/dining room, which has created the social heart of the house. The kitchen opens to the paved terrace through a series of bi-fold doors, essentially bringing the outside in, and there are sitting and dining areas, alongside a sumptuous kitchen, fitted with a Belfast sink and contemporary style units, and a range of built-in appliances, under a mix of wood and granite work surfaces. Off the kitchen is an air-conditioned pantry. The splashback and the breakfast bar were specially commissioned work by a local artist Paul Syrett.

Throughout the house, period features include, several fireplaces, picture rails, coving, and flagstone and timber flooring, with an elegant staircase as a central feature. Pentrelew offers well-proportioned, large rooms with excellent ceiling height, and a total of five reception rooms on the ground floor, with both the sitting and drawing rooms facing almost due south, with views across the garden.

The first floor comprises five double bedrooms, however currently the fifth bedroom serves as a dressing room to the principal bedroom, alongside a dedicated bathroom including a relaxing steam room. The three remaining bedrooms share the two bath/shower rooms on the first floor, supplemented with a further shower room on the ground floor.

Outbuildings, garden and grounds

Pentrelew is approached via a stone pillared gravel drive that opens out to an extensive parking area and a double garage with an attached workshop behind. The remaining garden and grounds extend out from the house on three sides. The garden is exquisitely designed and offers many wonderful areas from which to sit and enjoy the peace and quiet.

The gardens are largely laid to lawn, with two paved terraces, one wrapping around the rear elevation, serving the kitchen and dining room, whilst the other fringes the south side of the house, extending out from the sitting and drawing rooms. There is a productive and well-stocked kitchen garden, a scent and herb garden and a mass of spring and summer flowers.

Outbuildings include two garden stores and two greenhouses. The house, garden and parking area are largely screened by hedging, flowering shrubs



and a mixed woodland belt. Adjoining the main garden is a second garden area planted as a wildflower meadow with mown paths for ease of access and a five-bar gate leading to the lane. In all the grounds extend to about 1.53 acres.

Services

Mains water and electricity. Private drainage. LPG Gas-fired central heating.

Directions (Postcode TR11 5UD)

What3Words: throwaway.likewise.delay

Follow the A39 towards Falmouth, following the road through Perranarworthal. Take the next turning to Restronguet, Flushing and Mylor. Once in Mylor Bridge, take the first exit at the mini roundabout towards Mylor Churchtown. Continuing until reaching the T-Junction and turn left into Penarrow Road, which is signposted with a No-through lane. Pentrelew is the first house on the left after about 250 yards.

Property information

Tenure: Freehold

Council Tax: Band G

Local Authority: Cornwall Council

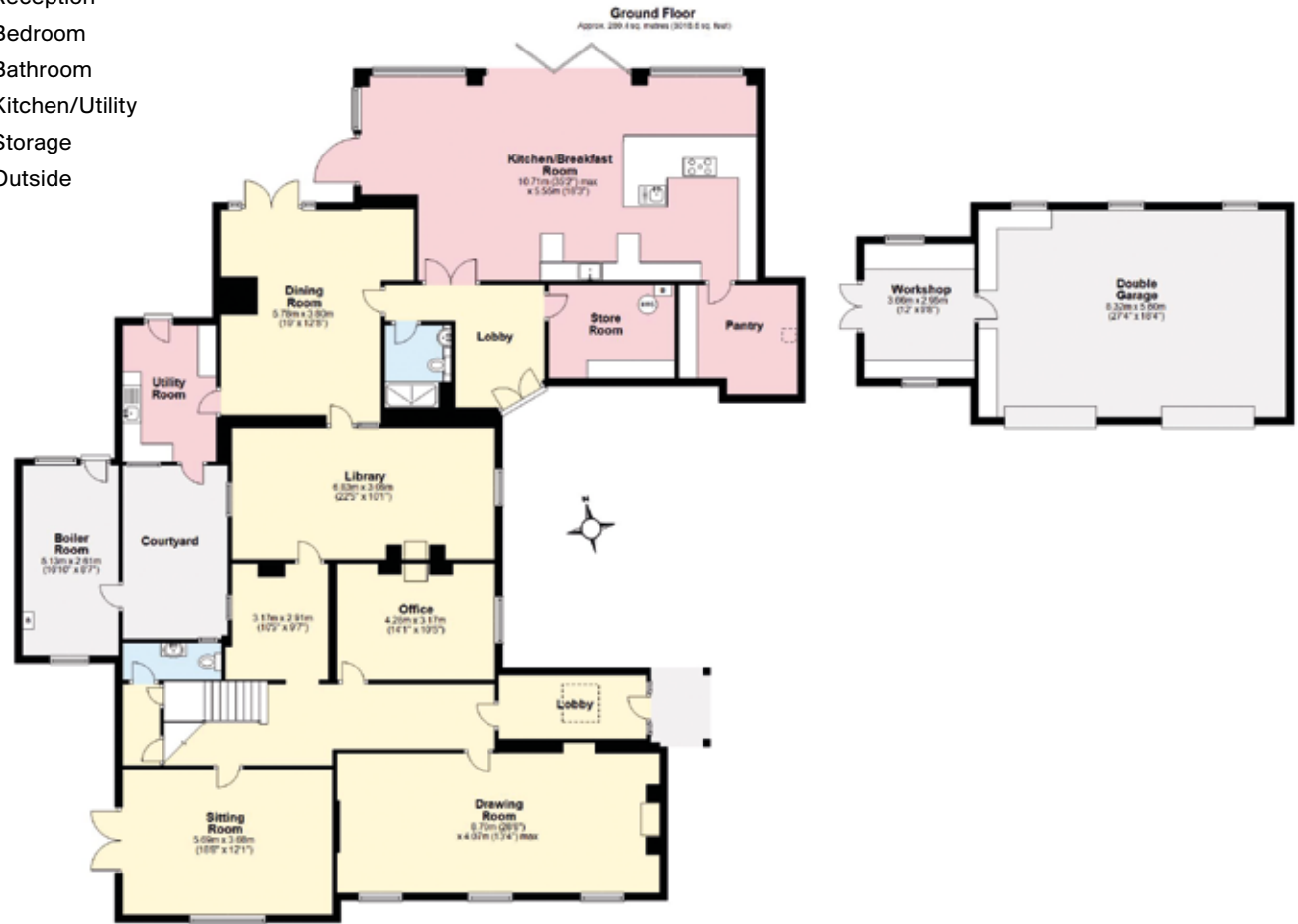
EPC Rating: F

(www.cornwall.gov.uk)

Offers in excess of £2,000,000

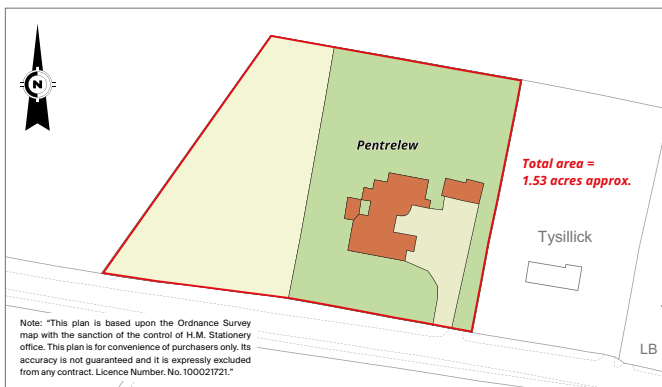


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area
413.8 sq m (4454.0 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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