



# FOUR WINDS

Portmellon, near Mevagissey, Cornwall





# A SPECTACULARLY SITUATED AND SPACIOUS COASTAL HOUSE

With stunning sea views across St Austell Bay and 5 minutes walk from Portmellon Beach

## Summary of accommodation

**Ground Floor:** Hall | Sitting room | Dining room | Family room | Kitchen | Utility/shower room | Bedroom/shower room

**First Floor:** Principal bedroom/shower room suite | Balcony | Two further bedrooms and bathroom

**Second Floor:** Bedroom

**Outside:** Parking | Garage | Garden

**Distances:** Mevagissey Harbour 1 mile, St Austell 7 miles, Fowey 14 miles  
Truro 17 miles, Newquay Airport 22 miles, Plymouth 45 miles  
(All distances are approximate)



# SITUATION

Portmellon is a charming village in a sheltered location at the end of a pretty valley, around a delightful cove on the South Cornish coast, between the villages of Mevagissey and Gorran Haven and with a sandy, rocks flanked beach and the beachside Rising Sun Inn pub and restaurant.

The harbour and fishing port village of Mevagissey is about a mile away, with it's range of local facilities including primary school, church, doctor's surgery, post office and variety of cafés, restaurants, pubs and local shops. The attractive narrow streets access boutique shops and businesses and the picturesque inner and outer harbours provide moorings that can be hired by application to the Harbour Master and boat and fishing trips booked. There is a summertime passenger ferry to Fowey.

There is a modern activity and sports centre and the South West Coast Path, with spectacular sea views, gives access to sandy beaches on either side, including Polstreath Beach to the north east and, beyond that, Pentewin with it's long sandy beach and sailing club.

There are many beaches around St Austell Bay and beyond is beautiful Fowey, with it's deep natural harbour providing sailing facilities and two yacht clubs.

To the south west are further lovely beaches and coastline, such as Gorran Haven, and leading on down to the Roseland Penninsula.

There are golf courses at Porthpean, St Austell and a coastal course at Carlyon Bay. A footpath and cycle path from Mevagissey leads to the Lost Gardens of Heligan, about 3 miles away. The Eden Project is about 11 miles away.

St Austell has a more extensive selection of local amenities and there is a station with mainline connections to London (Paddington) via Plymouth and Exeter. There is easy access to the A30 from here leading to Exeter and the M5 motorway. From Plymouth there are ferries to France and Spain.



The cathedral city of Truro is the main financial and commercial centre for Cornwall, with an excellent range of shops, private schools, college and hospital.

Cornwall Airport at Newquay has daily flights to London and connections to other UK and European destinations.

Cornwall has become well known for it's fine dining, Michelin star and celebrity chef restaurants including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth).

# THE PROPERTY

Four Winds occupies a stunning coastal location off Chapel Point Lane which is a private road, about 5 minutes walk to Portmellon Beach and the Rising Sun Inn. The house faces straight out to sea and along the spectacular coastline, with it's large garden running down towards the rocky cliff top, and overlooking St Austell bay and beach of Portmellon.

The large open plan sitting and dining rooms take full advantage of the exceptional location and views with picture windows and glazed sliding doors out to the terrace and garden.

Double doors from the dining room open to another large family room, also with fabulous views and sliding glazed doors out to the terrace. To the rear, also off the dining room, is the fitted kitchen and the entrance hall gives access to a bedroom with sea views and en suite shower room as well as the utility/shower room.

On the first floor, the principal bedroom again takes full advantage of the wonderful sea and coastal views and has glazed sliding doors out to a large balcony looking straight out across St Austell Bay. There are two further bedrooms on this floor, one of which also has glazed sliding doors to the balcony, and stairs rise to a further attic bedroom.





Off the road is the entrance into a broad parking and turning area, beside which is the detached garage. A path leads around a small lawned area to the front door. To the rear glazed sliding doors open from the sitting and family rooms to the paved terrace providing a well-presented outside sitting and dining area from where to enjoy the views. Beyond is the large lawned garden running down towards the cliff top and from where there are spectacular views out to sea and along the coast around St Austell Bay.

# PROPERTY INFORMATION

**Tenure:** Freehold

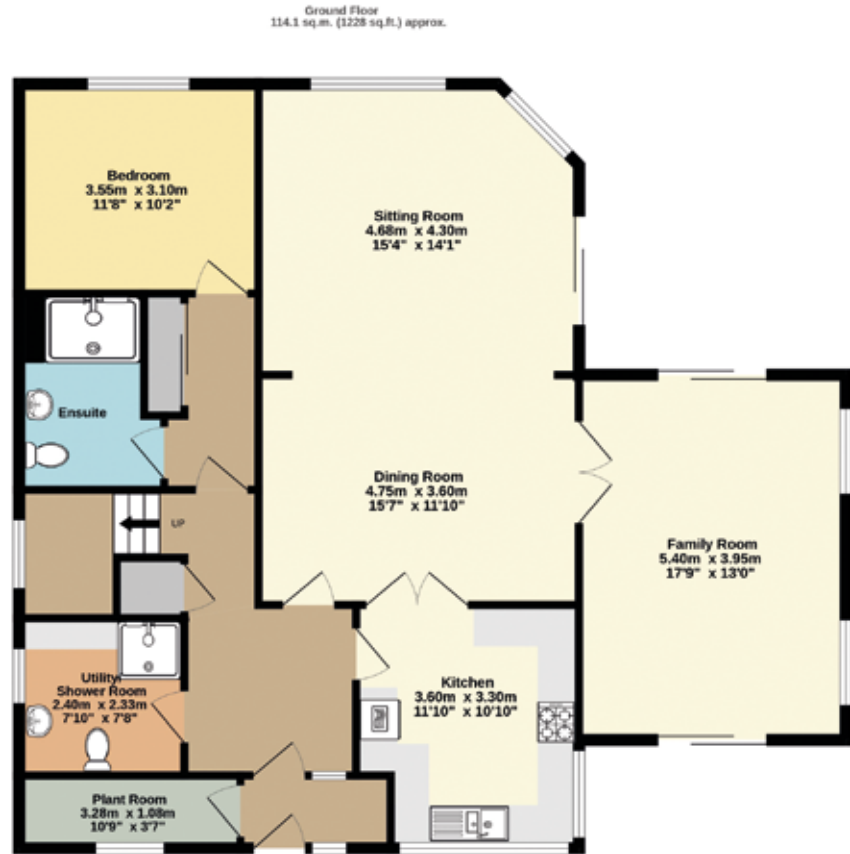
**Services:** EV Charging point. Mains water, electricity and drainage and an oil tank.

**Agents notes:** The building next door is undergoing works.

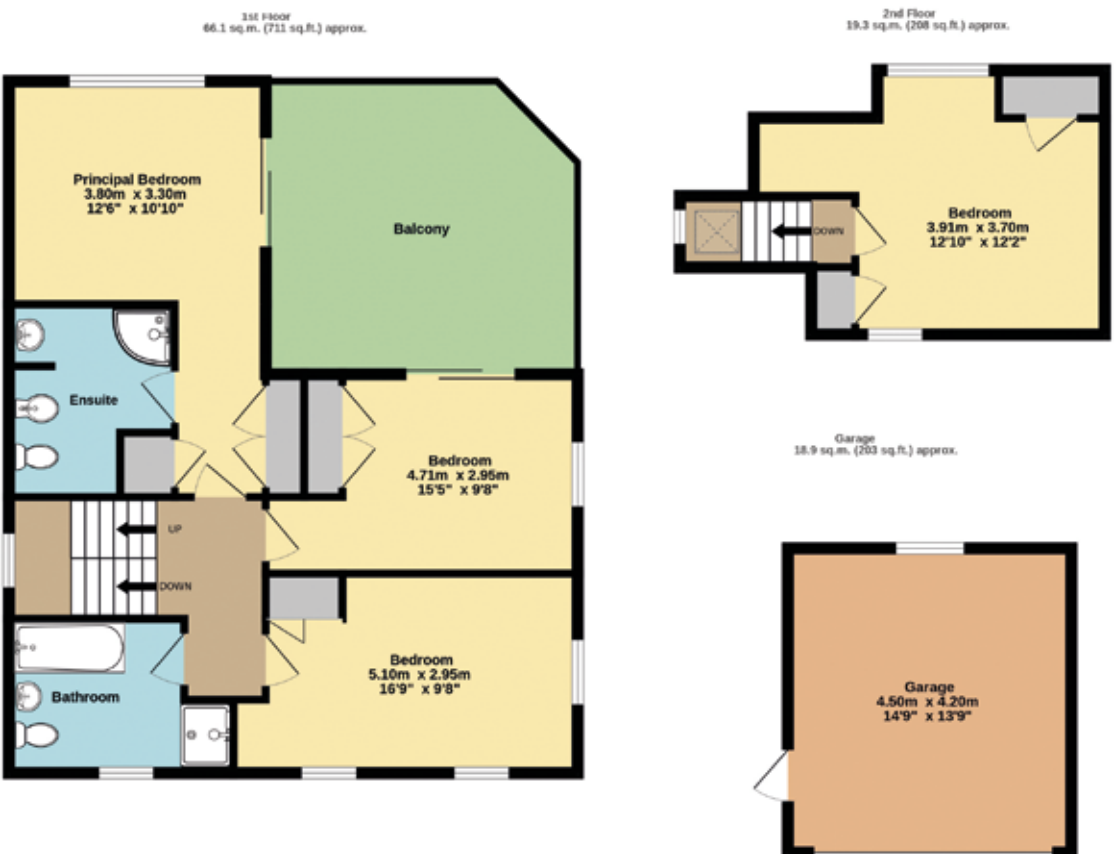
**Local Authority:** Cornwall Council: 0300 123 4121

**Council Tax:** Band E

**EPC:** D (66)



Approximate Gross Internal Area  
218.4 sq m (2351 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

**Louise Glanville**  
01392 423111  
louise.glanville@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

**knightfrank.co.uk**

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