



KESTLE HOUSE  
ST. EWE, ST. AUSTELL,  
PL26 6EP

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# KESTLE HOUSE

ST. EWE ST. AUSTELL  
PL26 6EP

DETACHED CHARACTER COTTAGE IN GLORIOUS  
LOCATION

Situated in a quiet and tucked away hamlet location on the south Cornish coast just inland from Mevagissey.

An immaculate four bedroom cottage nestled into the landscape with open countryside on two sides.

Parking for 3 or 4 cars and a detached workshop.

An absolute gem and one not to be missed.

EPC- E. Freehold. Council tax- B.



GUIDE PRICE £650,000

*Philip Martin*

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

Kestle House is an absolute gem. Situated in a beautiful and quiet rural setting, tucked away in a hamlet location on the south Cornish coast just inland from Mevagissey. This attractive property is notable for its stone elevations with red brick lintels and slate window sills and delightfully nestled into the landscape with open countryside on two sides and set in a plot with immaculate west facing gardens as well as parking for 3 or 4 cars and a detached workshop. This is the epitome of a Cornish country cottage however extremely rare to find such a fine example matched by such a superb location and position.

The property offers four bedrooms (three doubles) as well as a large bathroom to the first floor. To the ground floor there are two receptions which include a lounge with gorgeous inglenook fireplace, dining room, kitchen with a Rayburn, utility and cloakroom to the ground floor.

## KESTLE

The property lies just under two miles from the village of Gorran Churchtown where there is an excellent primary school whilst the larger harbour side communities Gorran Haven and Mevagissey are both about two miles respectively.

The community is full of a variety of local facilities for daily needs whilst St. Austell and the Eden project lies about seven miles to the east and the city of Truro with its cathedral and its fine shopping centre lies about fifteen miles to the west.

Other scenic attractions in the area include superb cliff top walks along the nearby heritage coastline together with the famous Lost Garden of Heligan which are about two miles away and the beaches in the area include Porthluney at Caerhayes and Hemmick at Gorran Haven.

## THE ROSELAND

The Roseland Peninsula is scheduled as an Area of Outstanding Natural Beauty and is renowned for its many scenic attractions both inland and along the coast. The beaches at Carne and Pendower are within driving distance from the property and all the harbourside villages such as Portloe, Portholland, Portscatho and St. Mawes are all within range. The tidal saltings at Ruanlanihorne at the head of the creek are also a significant local feature and there are good sailing facilities at Percuil and St. Mawes. The nearest commercial airport is Newquay (about twenty five miles).



In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALL

### LOUNGE

4.91 x 3.64 (16'1" x 11'11")

Fabulous inglenook fireplace with wood burning stove.

### DINING ROOM

3.54 x 3.43 (11'7" x 11'3")

### KITCHEN

3.69 x 2.90 (12'1" x 9'6")

Fitted with a range of units as well as a Rayburn.

### UTILITY

2.27 x 2 (7'5" x 6'6")

Space and plumbing for washing machine.

### CLOAK ROOM

1.34 x 1.34 (4'4" x 4'4")

W.C. and wash hand basin.

*Philip Martin*



#### REAR PORCH

#### FIRST FLOOR

Landing with doors to.

#### MASTER BEDROOM

3.76 x 3.16 (12'4" x 10'4")

#### BEDROOM 2

3.77 x 2.65 (12'4" x 8'8")

#### BEDROOM 3

3.09 x 2.61 (10'1" x 8'6" )

#### BEDROOM 4

3.32 x 2.64 (10'10" x 8'7")

#### WALK IN WARDROBE

2.17 x 1.21 (7'1" x 3'11")

#### FAMILY BATHROOM

3.87 x 2.39 (12'8" x 7'10")

Corner Bath, separate shower, w.c. and wash hand basin.

#### OUTSIDE

The property is approached via a driveway which leads to the gravelled parking area. Adjacent to this there is the workshop.

#### WORKSHOP

5.07 x 2.87 (16'7" x 9'4")

With light and power connected.

#### GARDENS

The gardens are beautiful, mainly laid to lawn and bordered by mature and established plants and shrubs. There is a greenhouse and shed as well as a seating area, perfect for afternoon and evenings.

#### SERVICES

Oil fired central heating. Mains water, drainage and electricity.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### COUNCIL TAX

Band B

#### TENURE

Freehold.

#### DIRECTIONS

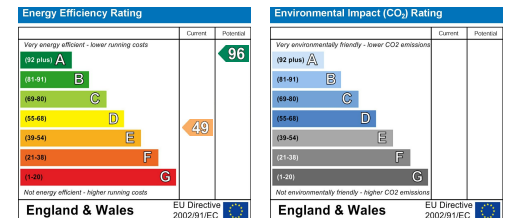
Proceeding from St. Austell to Mevagissey along the B3273 passing Pentewan and upon the crossroads take the right hand turning to the Lost Gardens of Heligan at Gorran Haven. Proceed past the entrance to the Lost Gardens and continue along this road, look out for the left turning signposted to Kestle. Proceed down this minor country lane and on entering the hamlet, Kestle House can be found on the right hand side.



Approx Gross Internal Area  
145 sq m / 1558 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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