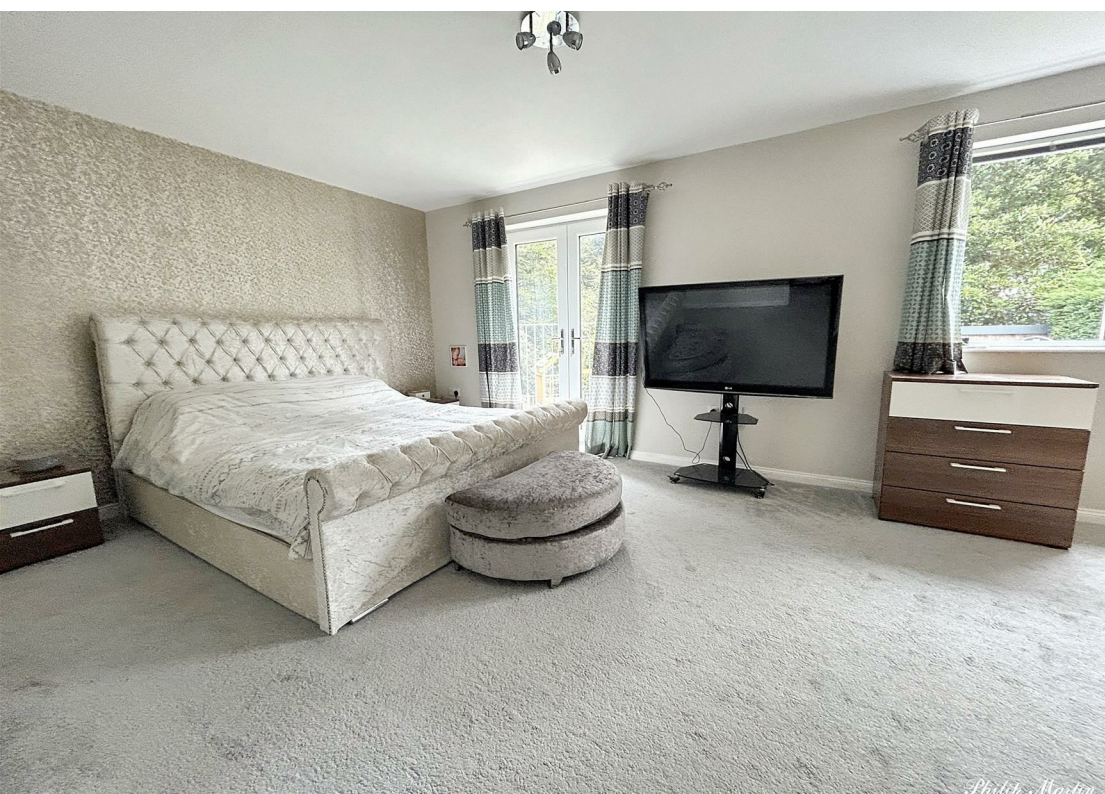




HUNROSA HOUSE
20 PORTMELLON PARK
MEVAGISSEY PL26 6XD.

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



HUNROSA HOUSE

20 PORTMELLON PARK
MEVAGISSEY PL26 6XD

STUNNING DETACHED MODERN HOUSE LOCATED WITHIN A
SHORT WALK OF THE COAST AND BEACH

Built approximately ten years ago to a high standard and beautifully
presented throughout.

Light, well proportioned accommodation over three floors and in a very
private position.

Four bedrooms - master en suite, sitting room, kitchen/breakfast room,
dining hall, utility room, cloakroom and two bathrooms. Air source heating.
Double glazing.

Delightful enclosed garden with level lawn, mature plants, shrubs and large
deck for sitting out and enjoy the sunny aspect.

Driveway parking for four cars. Superb detached insulated garage with height
for a van or 4x4.

A superb opportunity for those seeking a beautifully presented house very
close to the south Cornish coast. Internal viewing essential.

No Chain. Freehold. EPC - B. Council Tax Band E.



GUIDE PRICE £750,000

Philip Martin

PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Hunrosa House is a very impressive detached modern house that was built to a very high standard approximately ten years ago. The location is fantastic, just yards from the beach yet tucked away in a very peaceful setting. The whole property is beautifully presented throughout with large, well proportioned rooms. The accommodation includes a very spacious dining hall, cloakroom, utility room, boiler cupboard housing hot water tank heated by the air source heat pump, kitchen/breakfast room and large sitting room. On the first floor is a spacious landing and three double bedrooms. The master has a good size en suite shower room and there is a large family bathroom with bath and separate shower. On the second floor is a fourth double bedroom with large en suite bath with shower over. Outside at the front is private parking for four vehicles and access to a superb detached garage with light and power with plenty of room for a van or large car. At the rear of the garage is a very useful room that could be enclosed to provide a separate home office if required. The rear garden is extremely private and enclosed within dense boundaries. A large terrace provides plenty of sitting out space and steps lead to the level lawn that is ideal for children and pets. The garden room has potential to create a home office and is included in the sale. The house is very modern with high levels of insulation and along with the air source heat pump ensures very low running costs. An internal viewing is essential.

LOCATION

Portmellon lies in a sheltered position on the south Cornish coast between the villages of Mevagissey and Gorran Haven. The harbour and fishing port of Mevagissey is about one mile away and here there is a more comprehensive range of facilities including primary school, pubs, restaurants, church and a variety of shops. St. Austell is about six miles away whilst the city of Truro with its Cathedral and fine shopping centre is about sixteen miles. The coastal footpaths leading from Portmellon provides spectacular sea views and there are also many beautiful nearby country walks in this designated area of outstanding natural beauty.

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

ENTRANCE PORCH

Composite entrance door with side windows. High window in apex, feature ceiling light, slate tiled floor. Door to:

DINING HALL

A fine introduction to the house with window to front with blind and enjoying countryside views. Spotlights.

UTILITY ROOM

Base level shaker style units, space and plumbing for washing machine and space for tumble dryer below and storage cupboards. Airing cupboard with unvented hot water cylinder heated by the air source heat pump. Window to side with blind.

CLOAKROOM

Wash hand basin with storage cupboards below and tiled splashback, low level w.c. Useful storage in understairs cupboard. Tiled floor.



KITCHEN/BREAKFAST ROOM

A light twin aspect room with windows overlooking the front enjoying countryside views and French doors opening to the rear garden and decking with lots of sitting space for outside entertaining and dining. Excellent range of base and eye level kitchen units, one and a half bowl stainless steel sink with single drainer and mixer taps over. Leisure range cooker with splashback and stainless steel extractor hood over, base eye level kitchen units, worktops with tiled splashbacks, integral dishwasher, space for fridge/freezer, display cabinet. Breakfast bar.

SITTING ROOM

A well proportioned, twin aspect room with two sets of French doors leading to rear garden and window to side. Television point.

FIRST FLOOR

Landing. Spotlights, shelved airing cupboard, doors to all first floor rooms.

MASTER BEDROOM

French doors overlooking the rear garden. Planning permission still in place for balcony which formed part of the original design but never built.

Philip Martin



Second window to rear. Built in wardrobes, radiator. Television point. Door to:

EN SUITE

A white suite with w.c, wash hand basin, shower cubicle with fully tiled surround, mirror with electric light and shaving point, heated towel rail, radiator, extractor fan.

BEDROOM TWO

Three windows overlooking the front. Radiator. Possibility of dividing into two rooms if required.

BATHROOM

A large bathroom comprising low level w.c, panel bath with mixer tap and tiled surround, wash hand basin with tiled splashback and mirror over. Double shower cubicle with fully tiled surround. Extractor fan, radiator, heated towel rail, tiled floor. Frosted Window to front.

BEDROOM THREE

Window overlooking the rear garden. radiator.

SECOND FLOOR

Landing, large storage cupboard.

BEDROOM FOUR

High ceilings with two Velux roof lights and two angular windows overlooking the rear garden. Storage in eaves.

BATHROOM

Another large bathroom with white suite including panel bath with fully tiled surround, shower screen, and shower over. Low level w.c., wash hand basin. Velux window. Heated towel rail. Feature circular window to front enjoying countryside views. Heated towel rail. Large walk in storage cupboard and further storage in eaves.

OUTSIDE

At the front is a gravel driveway that provides parking for four cars. A wide paved path leads to the front door.

REAR GARDEN

A very private garden that enjoys the sun for the majority of the day. Large deck accessed from the kitchen/breakfast room and sitting room providing lots of sitting out space for entertaining and alfresco dining. Alongside the house is a wide enclosed gravelled space, ideal for clothes drying and storage. There are outside lights. Steps lead from the terrace to a level lawned garden that is enclosed within dense hedge boundaries, providing privacy and protection. Bespoke summer house, ideal as a home office, insulated with sliding French doors.

On the other side of the house is a gravel path that leads to an outside shower and the air source heat pump. Outside lights and electric socket. The path continues to the detached garage.

DETACHED GARAGE/WORKSHOP

A fantastic insulated detached garage with pitched roof. High electric roller garage door and plenty of space for a large car or van, light and power. Rear section has a pedestrian door and this could easily be sectioned off to create a home office.

SERVICES

Mains water, electric and drainage are connected. Air source heat pump for central heating and hot water.

N.B

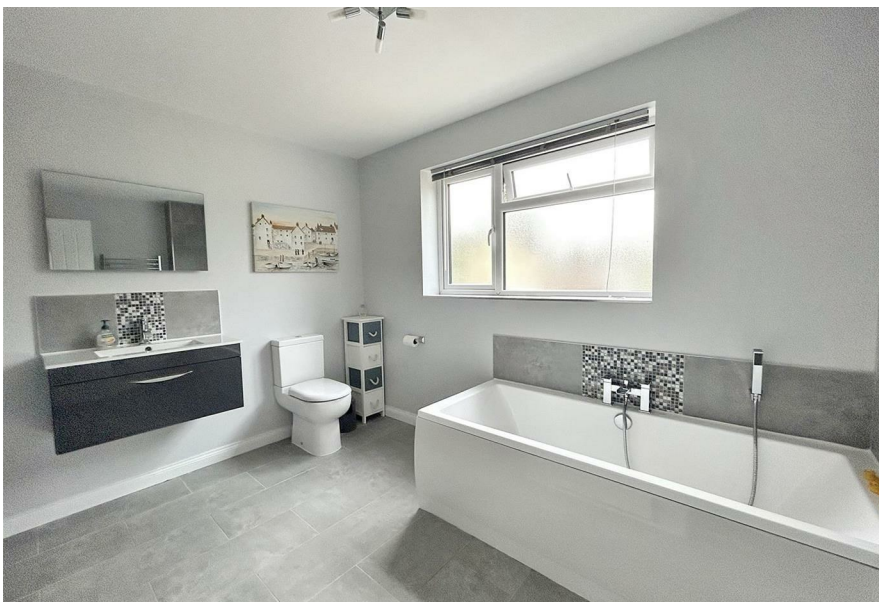
The electrical circuit, appliances and heating system have not been tested by the agents.

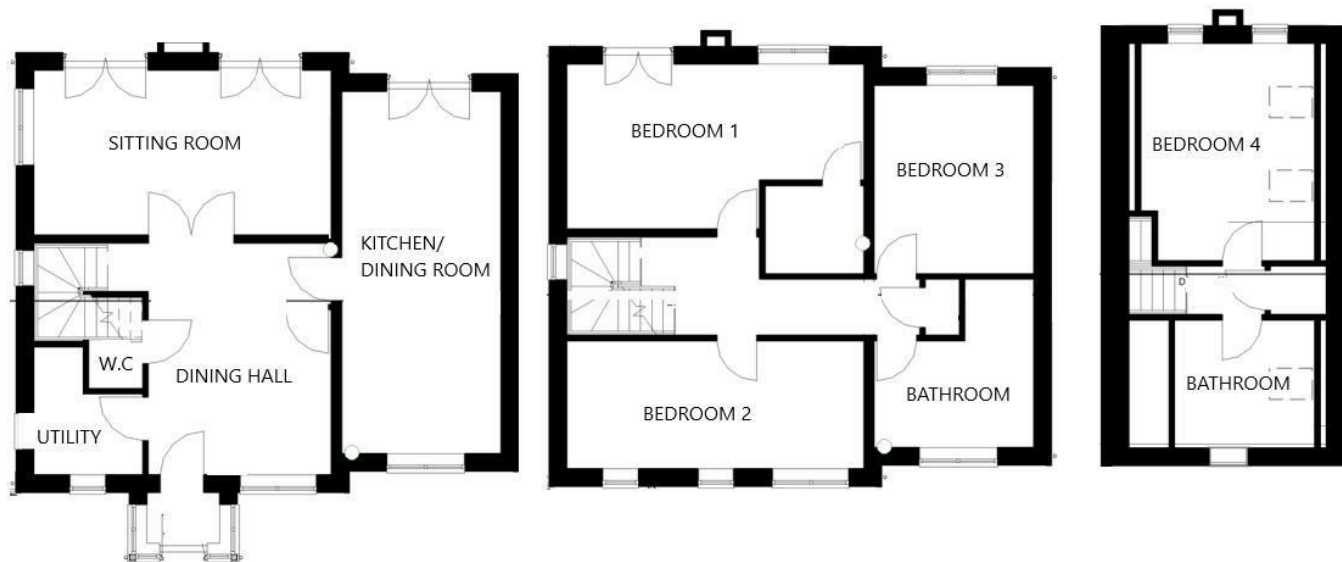
VIEWING

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.

DIRECTIONS

From Portmellon Beach turn left and drive past the Rising Sun public house. Follow this road and turn right where the road bends to the left (just past a double garage with green doors). Hunrosa House is easily identified on the left. A Philip Martin sale board has been erected.

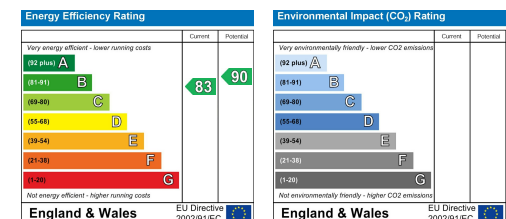




Ground Floor

First Floor

Second Floor







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