



LAND AT ORCHARD HOUSE LOVERING DRY

CHARLESTOWN, ST. AUSTELL,
PL25 3NX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



LAND AT ORCHARD HOUSE LOVERING DRY CHARLESTOWN, ST. AUSTELL, PL25 3NX

An Exceptional Self-Build Opportunity in Historic
Charlestown

A rare opportunity to build a striking Georgian-style manor house with full planning permission, just 100m from the iconic harbour, beaches, cafés, and coastline of Charlestown — a UNESCO World Heritage Site and one of Cornwall's most desirable villages.

GUIDE PRICE £750,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

A rare opportunity to build a striking Georgian-style manor house with full planning permission, just 100m from the iconic harbour, beaches, cafés, and coastline of Charlestown — a UNESCO World Heritage Site and one of Cornwall's most desirable villages.

Enjoying an elevated south-facing position, this architect-designed home captures far-reaching views over the sea, countryside, historic harbour, and the village's Grade II listed chimney — a proud industrial landmark.

The spacious 230 sq metre layout blends traditional granite and slate with bold contemporary features. High ceilings run throughout, with reverse living to maximise the outlook. The design includes four generous double bedrooms, all en suite, offering excellent comfort and privacy.

Entering through the front door, a dramatic full-height space opens to a feature staircase and gallery landing, with sightlines rising to the first-floor vaulted ceiling and central roof lantern — flooding the heart of the home with natural light.

Set behind existing electric secure intercom gates, the plot comes with full planning permission, easements, on-site electricity and water, and a detailed construction pack including building regs package — a rare chance to create a landmark home in a historic coastal setting.



PLANNING PERMISSION

All details including the conditions can be found via the Cornwall Council Planning Portal with the reference PA24/04732.

Occupying a superb position beside The Nest

development in Charlestown, this exceptional building plot enjoys far-reaching sea views and overlooks the historic harbour. Planning consent has been granted for a striking four-bedroom detached home of classic Georgian proportions, carefully set back from the private access road to

Philip Martin



respect the site levels and surrounding properties.

The approved design features a reverse level layout to maximise the outlook. The ground floor provides a grand entrance hall with feature staircase, utility/plant room and four en-suite bedrooms, including a principal suite with dressing room and sliding doors to a rear terrace. Above, a vaulted open-plan living space incorporates kitchen, dining and lounge areas, a separate WC and store, plus a more formal sitting room with space for a home office and access to a first-floor deck.

Externally, the scheme includes a generous in-and-out driveway with parking for up to four cars, a double garage and landscaped gardens. The architecture draws inspiration from Charlestown's Georgian vernacular, combining classical proportions with subtle contemporary detailing to blend seamlessly into this historic coastal setting.

PROPOSED ACCOMMODATION

Ground Floor: A spacious entrance hall opens to four well-proportioned bedrooms, each including an en-suite as well as a separate utility room.

First Floor: An open-plan kitchen/dining/living area designed to maximise light.

Large windows and a sensitive mix of natural stone and contemporary detailing ensure the interior benefits from ample daylight while remaining in keeping with Charlestown's historic character.

Visuals may differ from the planning portal and are for illustration only.

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.



Philip Martin





Philip Martin



Philip Martin



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS