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## Ocean View, School Hill, Mevagissey, St. Austell, Cornwall, PL26 6TH

Guide price £1,225,000

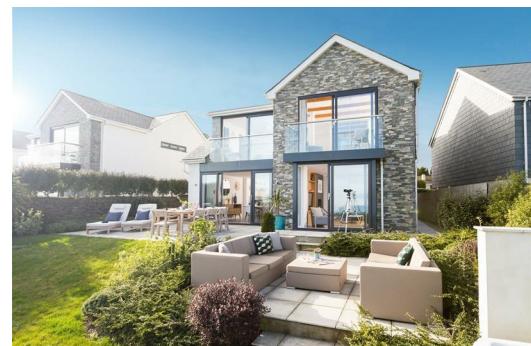
A stunning and contemporary 4/5 Bedroom coastal home with spectacular panoramic sea views. Perched on a spectacular headland above the charming harbour town of Mevagissey, this exceptional detached home commands breathtaking sea views across Mevagissey Bay, St Austell Bay, and along the sweeping coastline of south Cornwall.

Completed in 2017, the property forms part of an exclusive development of architecturally striking contemporary homes. From the outset, the design quality is unmistakable—stone facades, modern cladding, slate hanging, and crisp white render are elegantly paired with anthracite grey windows, doors, and matching electric entrance gates, creating a refined yet coastal aesthetic.

Once inside, you're immediately struck by the natural light and sense of space. Sightlines' from the entrance through to the rear kitchen reveal at the dramatic seascapes beyond. The layout creates a perfect balance between social and private living, with a generous blend of reception rooms and bedroom accommodation.

At the heart of the home is a spectacular L-shaped open-plan living/kitchen/dining area (28' x 27'), ideal for family life and entertaining. Large sliding patio doors frame the ever-changing sea views, flooding the space with light and offering direct access to the rear garden. A separate reception room, currently used as a cinema room, could easily serve as a fifth bedroom thanks to the adjacent ground floor shower room. A separate utility room offers convenient access to the side pathway.

Upstairs there are four double bedrooms, two with en suite shower rooms, and two sharing a stylish family bathroom. The two front-facing bedrooms each enjoy private balconies with outstanding coastal views stretching from Mevagissey Harbour to Chapel Point. All bedrooms benefit from built-in mirrored wardrobes, and the principal suite features vaulted ceilings with exposed timber beams for added character.



Throughout, the interior offers a high standard of design and finish. Highlights include a sleek light grey kitchen, a dual-sided open fireplace dividing the living and dining areas, and beautifully appointed bathrooms with matching marble-style tiling and quality fixtures.

Outside, the generous rear garden offers a mix of lawn and patio with a hot tub positioned to take full advantage of the views. The front features a brick-paved driveway with ample parking behind electric gates, plus a useful half-garage ideal for storage.

This home is currently a highly successful holiday let, managed through the prestigious Cornish Gems portfolio, offering both an exquisite lifestyle opportunity and investment potential.

### Location

Mevagissey is an attractive and traditional Cornish fishing village set on Cornwall's south coast. Its active harbour is at the heart of the village, which is home to a small fleet of fishing boats, commercial day tripper boats, a foot ferry to nearby Fowey and also some pleasure craft. The village enjoys an eclectic and appealing mix of shops that provide for all of the more day to day requirements. There are also several pubs, cafes and restaurants, with the Sharks Fin, overlooking the harbour, being the most renowned restaurant.

There are numerous beautiful beaches within easy distance, including Pentewan Sands and Gorran Haven in the neighbouring villages and there is also a beach known as Polstreath located directly below the headland on which the property is positioned, accessed from the south west coast path below the property.

There are numerous water-sports available in the area, including kayaking and SUP all possible from the beach in neighbouring Portmellon. The renowned sailing destination of Fowey is accessible either via a foot ferry from Mevagissey Harbour or it is just 14 miles distant via car. The Lost Gardens of Heligan are just a little 1.5 miles inland from Mevagissey and the world famed Eden Project is approximately 8.5 miles distance. The nearest large town is St Austell and is just over 5 miles away, offering a host of excellent shopping facilities and a mainline railway station, offering a direct line to London Paddington. The picturesque harbour-side village of Charlestown is also within St Austell Bay and it is just over 5 miles away from Mevagissey. Newquay Airport is 20 miles away, offering regular flights to London and various destinations around the UK and Europe.

The stunning Roseland Peninsula is just a little further to the south, with its numerous beautiful bays and beaches. St Mawes is the most famed destination of the Roseland Peninsula. This pretty harbour-side

village is renowned for its sailing and it is located at the end of the peninsular and it offers boutique shopping and also fine dining within the Hotel Tresanton and Idle Rocks, as well as many fine bars and cafes. There are a host of excellent pubs, galleries and eateries around the area, including The Hidden Hut, set just above the Porthcurnick Beach, offering fantastic lunches and fabulous feast nights.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy A	Energy B	CO <sub>2</sub> B	CO <sub>2</sub> A
Energy B	Energy C	CO <sub>2</sub> C	CO <sub>2</sub> B
Energy C	Energy D	CO <sub>2</sub> D	CO <sub>2</sub> C
Energy D	Energy E	CO <sub>2</sub> E	CO <sub>2</sub> D
Energy E	Energy F	CO <sub>2</sub> F	CO <sub>2</sub> E
Energy F	Energy G	CO <sub>2</sub> G	CO <sub>2</sub> F
Energy G	Energy H	CO <sub>2</sub> H	CO <sub>2</sub> G
Energy H	Energy I	CO <sub>2</sub> I	CO <sub>2</sub> H
Energy I	Energy J	CO <sub>2</sub> J	CO <sub>2</sub> I

