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## Piran House St Minver, Cornwall, PL27 6QJ

Guide price £1,150,000

An exceptional five-bedroom detached home, recently completed in 2023 and extending to just under 3,100 sq ft. Built to a high specification by the highly regarded local contractor Andreas Construction, the house combines contemporary design with the warmth and character of natural granite and green oak, used both externally and internally, creating a home of real quality and character. The house is also notably energy efficient, with an EPC rating of B (89), together with an air source heat pump, solar thermal roof panels and underfloor heating.

A large entrance porch opens into an impressive and spacious reception hall, immediately setting the tone for the scale and finish of the house. At the heart of the ground floor is a superb kitchen / dining room measuring approximately 25'6" by 19'2", arranged around a beautifully fitted kitchen with a large central island and generous space for both everyday family life and entertaining. Adjoining this is a useful utility room. The sitting room is equally impressive, extending to 22'1" by 13'10" and centred around a feature fireplace, with French doors opening directly onto the garden. Also on the ground floor is a well-proportioned en suite bedroom, giving the house excellent flexibility for guests, multi-generational living or those seeking single-level accommodation. Doors from the entrance hall also open into the integral garage and a ground floor WC.

The first floor provides four further bedrooms. The principal suite is a particularly generous room, measuring 16'1" by 15'7", and enjoys the added benefit of a private balcony. There are two further en suite bedrooms, while the remaining bedrooms are served by a large family bathroom, giving the house a well-balanced and highly practical layout.



Externally, the house enjoys a south-facing position and benefits from parking for three cars together with an integral garage. While the garage is not large enough for a car, it remains extremely useful for storage, bikes, surfboards, sailing equipment or general ancillary use.

Outside, the property benefits from attractive enclosed courtyard areas, with flagstone-style paving extending around the front, side and rear of the house. The south-facing front elevation enjoys excellent sunshine throughout the day, while to the rear a pedestrian gate provides useful side access. A large brick-paved parking area offers ample space for several vehicles and leads directly to the garage.

Overall, this is a rare opportunity to acquire a newly built home of genuine quality in one of North Cornwall's most desirable villages, combining scale, flexibility, energy efficiency and a very high standard of finish in an outstanding coastal setting. Please note that the property is subject to an occupancy condition requiring it to be used as the owner's only or principal residence.

### Location

St Minver is one of North Cornwall's most desirable villages, positioned just inland from Rock on the eastern side of the Camel Estuary. The parish of St Minver includes Rock, Polzeath, Daymer Bay and Trebetherick, placing the village at the heart of one of the county's most sought-after coastal areas. The village itself has a strong sense of community and offers a range of everyday amenities, including a church, primary school, village hall, shop and the well-regarded Fourways Inn.

The surrounding area is renowned for some of the finest beaches on the north Cornish coast. Polzeath, in particular, is one of Cornwall's most popular beach destinations, well known for its surfing and broad sandy beach, while Daymer Bay and Rock offer excellent conditions for sailing, paddleboarding and a wide range of watersports. The South West Coast Path provides outstanding walking along this stretch of coastline, and for golf, St Enodoc in nearby Rock is widely regarded as one of the finest links venues in the South West. Also very close by is The Point at Polzeath, a highly regarded and family-friendly golf and leisure resort with an 18-hole course, gym, indoor swimming pool, sauna and steam room, tennis and padel courts, together with a restaurant and bar.

The area also offers an exceptional food and hospitality scene. In nearby Rock, both The Mariners Public House and the St Enodoc Hotel form part of the Paul Ainsworth collection, while Port Isaac is home to Nathan Outlaw's Fish Kitchen and Outlaw's Guest House & Bistro. Together with numerous other excellent pubs and restaurants within very easy reach, the area has become one of Cornwall's most highly regarded coastal destinations for food, leisure and lifestyle.

Wadebridge is also within easy reach and provides a wider range of everyday amenities, including shops, supermarkets, schools and access to the Camel Trail, making it an important practical centre for the area as well as a popular base for exploring this part of North Cornwall.

### Services

Mains water, electricity and drainage. Air source heat pump and solar thermal roof panels providing heating and hot water, together with underfloor heating.

### Occupancy Condition

The property is subject to a planning condition requiring occupation as the owner's only or principal residence and it may not be used as a second home or holiday letting accommodation.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	93	G	G

