



ROHRS & ROWE

Gwel Arvor
4 Lowena Kelys
West Polberro
St Agnes
TR5 0AU

- An impressive contemporary coastal home
- Far-reaching sea views towards Trevoze Head
- Beautifully appointed and generously proportioned accommodation
- Superb kitchen opening into a light-filled orangery
- Separate sitting room, dining room and study
- Principal and guest bedroom suites
- Two further double bedrooms and family bathroom
- Private landscaped gardens and gated courtyard
- Double garage
- Trevaunance Cove approximately one mile away
- EPC C





AN EXCEPTIONAL HIGH QUALITY RESIDENCE COMPLETED IN 2017 ENJOYING FRONT LINE, FAR-REACHING VIEWS TOWARDS THE OPEN SEA, WITH SPACIOUS ACCOMMODATION SET IN AN EXCLUSIVE DEVELOPMENT AND FINISHED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT.





Gwel Arvor is a substantial contemporary home in a private position at West Polberro. Trevaunance Cove is approximately a mile away, while the shops, cafés, pubs and thriving community of St Agnes are within easy reach. Electric gates open onto a broad courtyard with ample parking and a double garage. Inside, a generous entrance hall features a beautifully crafted oak staircase, setting the tone for the spacious and versatile accommodation. At the heart of the house is a superbly appointed kitchen opening into a bright orangery, where bi-folding doors connect seamlessly with the main garden. A separate dining room provides plenty of space for entertaining and leads into the principal sitting room, arranged around a wood-burning stove. A spacious study with a bay window offers an ideal setting for home working, while a shower room and generous utility room complete the ground floor. Upstairs, the coastal setting comes into view across the bay towards Trevoze Head. The principal bedroom enjoys this far-reaching outlook and includes a walk-in wardrobe and large en suite bathroom. A guest bedroom also has an en suite, with two further double bedrooms sharing a beautifully finished family bathroom.

The landscaped, secluded and easily maintainable gardens wrap around the house, providing several places to enjoy the sun throughout the day. The principal garden is predominantly laid to lawn, with ample space for children, outdoor dining and entertaining, while the orangery creates an effortless connection between inside and out. A further garden on the seaward side offers another private place to sit and enjoy glimpses of the coast. Together with the gated courtyard and double garage, Gwel Arvor offers the space and practicality of an excellent family home, with the beach, coast path and village life all close at hand.







LOCATION

Gwel Arvor is situated in West Polberro, a particularly desirable and sought-after location within St Agnes. St Agnes combines the beauty of Cornwall's north coast with a thriving village community and an outdoor lifestyle that can be enjoyed throughout the year. Trevaunance Cove is approximately one mile from the house, placing swimming, surfing, paddleboarding and evenings beside the sea within easy reach. Nearby Chapel Porth provides another beautiful sandy beach, while the South West Coast Path follows the dramatic coastline through secluded coves, historic mining landscapes and elevated stretches with extensive Atlantic views.

The village itself has an excellent collection of independent shops, cafés, pubs and restaurants, together with a primary school, everyday amenities and numerous local clubs and organisations. This combination of coast, countryside and a genuine community makes St Agnes particularly attractive to those looking for a permanent home rather than simply a place to visit.

DISTANCES

SW Coast Path - 100m • The Driftwood Spars - 0.8 miles • Trevaunance Cove - 1 mile • Chapel Porth Beach - 2.4 miles • Royal Cornwall Hospital, Trerise - 8.5 miles • Truro - 9.6 miles • Mylor Harbour - 16 miles Gwithian Beach - 16 miles • Falmouth - 17 miles • Cornwall Airport Newquay - 17.5 miles



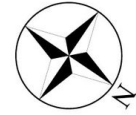


Lowena Kelys West Polberro, TR5

Approximate Gross Internal Area = 239 sq m / 2573 sq ft

Approximate Garage Internal Area = 28.9 sq m / 312 sq ft

Approximate Total Internal Area = 267.9 sq m / 2885 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Devon Property Photography for Rohrs & Rowe



Services: Mains water & electricity. Private drainage. Air Source Heat Pump heating.

Directions: What3words: ///belts.relies.eased

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