



THE COACH HOUSE HELIGAN

PENTEWAN, ST. AUSTELL

PL26 6EN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE COACH HOUSE

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PL26 6EN

DETACHED CONVERTED COACH HOUSE WITH
DOUBLE GARAGE

Situated within the prestigious Heligan Estate, this charming detached converted coach house offers spacious four-bedroom accommodation, south-facing gardens, and a double garage with attic room above.

Offered for sale with no onward chain and vacant possession, the property also benefits from residents' access to the renowned Lost Gardens of Heligan.

EPC - D
Freehold.

GUIDE PRICE £595,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

The Coach House is a charming and highly individual detached residence, forming part of the historic Heligan Estate and offered for sale for the first time since its thoughtful conversion in the late 1990s. The current owner undertook an extensive programme of works, including substantial rebuilding, the addition of an impressive rounded brick extension housing a beautifully crafted curved staircase, and the construction of a detached double garage with an attic room above. This versatile ancillary space provides excellent storage and further potential, subject to any necessary consents.

Set within landscaped south-facing gardens and enjoying a peaceful position within this prestigious private estate, The Coach House presents a rare opportunity to acquire a unique home in an exceptional setting. Offered with no onward chain and vacant possession, the property is ready for immediate occupation.

Constructed from a combination of natural stone and brick elevations beneath slate roofing, the property is rich in character and architectural appeal. Distinctive arched openings, modern glazing, and carefully considered detailing preserve the original coach house aesthetic while creating a home perfectly suited to modern living. The principal façade is both striking and symmetrical, with twin arched openings and large windows lending a sense of grandeur while retaining the building's historic charm.

A particularly notable architectural feature is the impressive rounded brick extension, which houses a beautifully crafted curved staircase rising to the first floor and creates a striking focal point within the home.



THE PROPERTY

The well-proportioned accommodation extends to four bedrooms and is ideally arranged for both family living and entertaining. The ground floor comprises a spacious kitchen/breakfast room, a generous lounge/dining room with feature fireplace, a light-filled garden room overlooking the rear gardens, and a study. A family bathroom together with an

additional shower room provide practical convenience.

Externally, the property is approached via a generous driveway offering ample parking and leading to the detached double garage, constructed in matching stone with traditional-style doors and the attic room above. The gardens are predominantly laid to lawn and well maintained. Paved terrace

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areas create ideal spaces for outdoor dining and entertaining, while the overall setting enjoys a remarkable sense of tranquillity.

The detached double garage was designed to complement the main residence, constructed in matching stone and featuring traditional-style doors. Above, the attic room provides excellent ancillary space suitable for storage, hobbies, or potential further use or conversion, subject to any necessary consents.

HELIGAN

A particularly special feature of the property is the exclusive benefit of complimentary resident access to the world-renowned The Lost Gardens of Heligan, offering an exceptional lifestyle opportunity. Once the seat of the Tremayne family and painstakingly restored after decades of obscurity, Heligan is now regarded as one of the finest garden restorations in Europe.

Extending across more than 200 acres, the estate is a landscape of extraordinary beauty and heritage, comprising enchanting formal gardens, ancient woodland, productive kitchen gardens, pasture, and wildlife habitats, all managed with a strong emphasis on sustainability and traditional horticulture. From the refined elegance of the Italian Garden and vibrant Flower Garden to the dramatic subtropical Jungle with its iconic rope bridge, Heligan provides year-round beauty and continual discovery. Artistic features such as the celebrated Mud Maid and Giant's Head further enhance the estate's unique character and atmosphere.

For residents of the estate, daily life is enriched by

direct access to this remarkable setting — whether enjoying peaceful morning walks through mist-laden woodland, quiet moments within the beautifully maintained grounds, or the rare privilege of living within one of Cornwall's most historically significant and captivating landscapes.

In addition, the nearby Lobbs Farm Shop, with its popular café and butcher, provides excellent local produce and amenities close at hand.

LOCATION

Heligan is located in an Area of Outstanding Natural Beauty and is just under 2 miles from the fine sandy beach and village of Pentewan and about 3 miles from the quaint old fishing port of Mevagissey with its fascinating harbour, narrow streets and historic architecture. There is a superb farm shop on the campus for fresh produce and a full range of facilities at nearby St Austell together with a mainline rail station with services to London Paddington. The area offers excellent opportunities for windsurfing, sailing, fishing and golfing with a spectacular coastline for breathtaking views and walks.

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

ENTRANCE HALL/STUDY

12'7" x 5'9" (3.84 x 1.77)

Fitted book shelves, and desk, radiator.

GARDEN ROOM

25'3" x 10'0" (7.7 x 3.05)

A lovely room with two radiators, doors opening to rear garden as well as principal ground floor rooms.

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LOUNGE/DINING ROOM

22'10" x 18'3" (6.96 x 5.58)

A fabulous room and the original part of the Coach House, with high ceilings and attractive red brick feature fireplace with wood burning stove as well as exposed beams and stonework. Two windows to the front and four radiators.

KITCHEN/BREAKFAST ROOM

28'2" x 12'9" (8.59 x 3.91)

Stepping straight into the breakfast room which is open to the kitchen. Finished with oak beams, exposed granite, stone and red brick. Tiled floor with two radiators and double doors opening to the front. Fitted with a range of units and cupboards, worktop over, sink inset. Oil fired boiler, space and plumbing for washing machine and dishwasher. Electric oven and hob. Breakfast bar with stalls. Velux window over providing plenty of natural light.

INNER HALLWAY

With that superb turning staircase rising to the first floor.

SHOWER ROOM

5'4" x 5'3" (1.65 x 1.61)

W.C. wash hand basin and shower. Under stairs cupboard.

FIRST FLOOR

LANDING

24'8" x 12'2" (7.53 x 3.73)

Exposed granite and stone work and opening to the hallway.

MASTER BEDROOM

13'5" x 10'5" (4.10 x 3.19)

Two built in wardrobes, two radiators and window overlooking rear gardens with a distant glimpse of the sea at Mevagissey.

BEDROOM 2

12'1" x 10'7" (3.69 x 3.24)

Dual aspect and with useful wash hand basin. Radiator.



BEDROOM 3

9'3" x 8'0" (2.84 x 2.46)

Built in wardrobes and radiator. Window to front.

BEDROOM 4

7'8" x 6'6" (2.35 x 2)

Window to rear and radiator.

BATHROOM

10'9" x 5'8" (3.29 x 1.74)

Bath with shower over, w.c., two wash hand basins with cupboards below and built in storage cupboard. Radiator.

OUTSIDE

The property is approached via the estate road with a first



driveway providing extra parking and access to the side of the property. The front gardens have been landscaped with a former pump and granite troth. The main drive is found to the left hand side of the property.

DOUBLE GARAGE

19'11" x 16'3" (6.08 x 4.96)

Two up and over door, light and power connected.

W.C.

w.c. and wash hand basin.

ATTIC ROOM

19'6" x 17'0" (5.95 x 5.20)

A very useful room with further potential subject to any consents.

GARDEN

The rear gardens are mainly laid to lawn with a patio, raised rockery and a useful shed with w.c.

GARDENERS W.C.

6'10" x 5'1" (2.09 x 1.57)

SERVICES

Mains electricity and water. Private drainage, shared system with Heligan House. Oil fired central heating.

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.

DATA PROTECTION

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COUNCIL TAX

Band F.

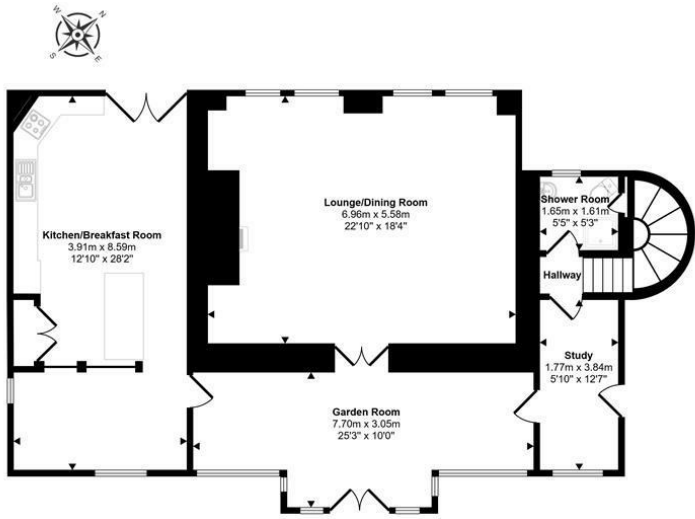
DIRECTIONS

From Truro proceed in an easterly direction on the A390 by-passing St. Austell following the sign post for Mevagissey. After Pentewan continue to the top of the hill to the crossroads and turn right signposted Gorran Haven. Heligan will be found after approximately two miles on the left hand side and follow the signs down the private drive towards Heligan House. Part way down the drive at the main gates to the house (look out for the no entry sign) turn left and continue until the Coach House can be located on the right hand side.





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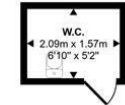
Ground Floor
Approx 118 sq m / 1268 sq ft

Denotes head height below 1.5m

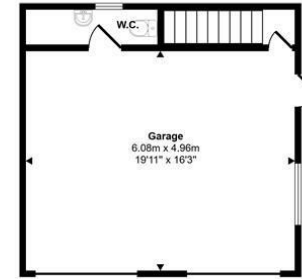
Approx Gross Internal Area
255 sq m / 2744 sq ft



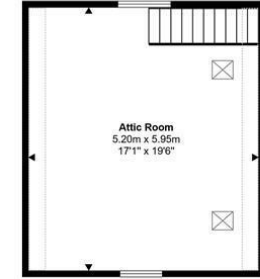
First Floor
Approx 66 sq m / 715 sq ft



Outbuilding
Approx 3 sq m / 35 sq ft



Ground Floor Garage
Approx 36 sq m / 392 sq ft



First Floor Garage
Approx 31 sq m / 333 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-101	A			92-101	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: 62 (Current), 67 (Potential)

Environmental Impact (CO₂) Rating: 62 (Current), 67 (Potential)





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