

HILLCREST

Hillcrest, Tywardreath, Par, Cornwall



A STRIKING NEW COASTAL HOME WITH EXCEPTIONAL SEA VIEWS

designed around space, light, energy efficiency and contemporary
Cornish craftsmanship

			EPC
5	3	4	TBC

Local Authority: Cornwall Council

Council Tax: TBC

Tenure: Freehold

Postcode PL24 2TT What3Words: ///lends.amounting.musician

Services: Mains electricity and water. Private drainage. Air source heat pump. MVHR. Underfloor heating. 10kWp solar PV. 3 phase electricity. 22kW EV charger.

Viewings strictly by appointment only through Knight Frank LLP



SUMMARY OF ACCOMMODATION

Main House: Double-height entrance hall | Open-plan kitchen/dining/living room | Further reception space | Study | Boot room | Utility room | Principal bedroom suite | Four further bedrooms | Three en suite bath/shower rooms | Space for Lift

Outside: Landscaped west-facing garden | Covered balcony with fireplace | Two-tiered granite paved, reclaimed flagstone and granite chipping driveway | Carport | Large garage/boat store

Eco Credentials: Predicted EPC Rating A | Air source heat pump | MVHR | Underfloor heating | 10kWp solar PV | 3 phase electricity | 22kW EV charger

Distances: Par about 1.5 miles; Fowey about 4 miles; St Austell about 5.5 miles. Par station about 1.5 miles, London Paddington from about 4 hours. Cornwall Airport Newquay about 18.8 miles. (All distances and times are approximate).







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Hillcrest is an architecturally striking new home, designed and built using local Cornish stone, black timber cladding, reclaimed Delabole slate and fine lead detailing to create a building that is both modern and rooted in its setting. The house is well advanced and offers a rare opportunity for a buyer to influence the final interior specification including final fitting, decoration and the kitchen. The kitchen offers the incoming owner to shape one of the principal living spaces. Extending to 4,722 sq ft, the accommodation is arranged with generous proportions and excellent natural light. A double-height stone entrance hall creates a strong first impression and sets the tone for the rest of the house. There are multiple living spaces, a study, utility room and boot room, together with five bedrooms, three en suites and a lift. The house has been designed to make the most of the views, particularly from the covered balcony, which includes a fireplace and looks towards St Austell Bay, the south coast and surrounding countryside. Outside, the plot extends to about 0.55 acres, with a landscaped west-facing rear garden, granite paved, reclaimed flagstones and granite chipping two-tier driveway, carport and a substantial garage/boat store of 41 ft by 19 ft with solid timber bi-folding doors. Energy efficiency is a key feature, with a predicted EPC A, air source heat pump, MVHR, underfloor heating, 10kWp solar PV, 3 phase electricity and a 22kW EV charger.







SITUATION

Hillcrest is situated on the rural edge of Tywardreath, a well-regarded Cornish village close to the south coast. Tywardreath has a strong local community and useful amenities including a pub, butcher, grocer, fish and chip shop, churches and a primary school. Par station is nearby and provides rail connections through Cornwall and to London Paddington. The property is about one mile from the coast and well placed for beaches, sailing waters and coastal walks. Fowey, (4 miles) is one of Cornwall's most attractive harbour towns, with independent shops, restaurants, galleries and a vibrant sailing community. The surrounding area offers a wonderful mix of beaches, creeks, wooded estuaries and countryside. Hillcrest also enjoys far-reaching views across St Austell Bay towards Dodman Point, and countryside views over Tywardreath Marsh Nature Reserve. The location combines privacy and space with excellent access to the coast, making it ideal for buyers seeking a contemporary family home close to some of Cornwall's most desirable coastal settings.



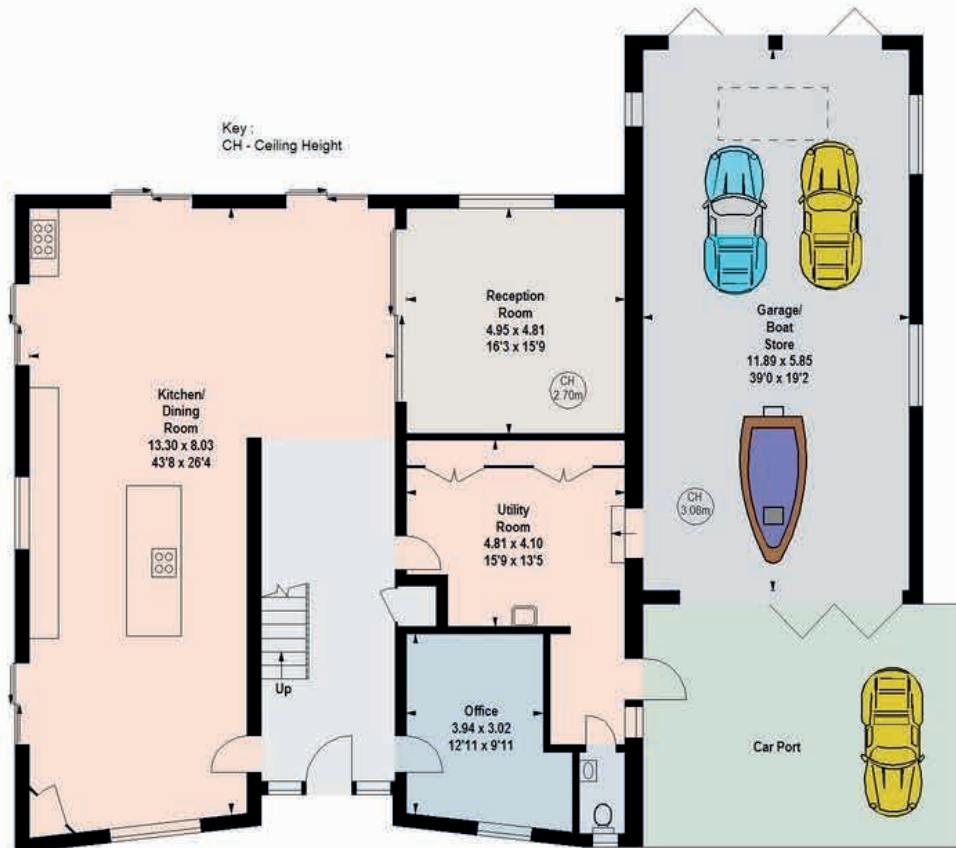


Hillcrest, PL24

Approximate gross internal area

4665 sq ft / 433.38 sq m

Key :
CH - Ceiling Height



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



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