



Kojo House

St Mewan

SHORE
PARTNERSHIP





Kojo House, St Mewan, St Austell, PL26 7DT

Privately positioned on the rural outskirts of St Austell in the sought after hamlet of St Mewan, conveniently placed for reaching The Roseland, this beautifully appointed detached home, completed just five years ago and set within around two acres of gardens, offers exceptional space, privacy and versatility, with the main residence complemented by two self contained two bedroom cottages, extensive parking, two driveways and a detached triple garage with workshop: an outstanding and highly flexible arrangement, ideal for multi generational living, guest accommodation or income generation.

Distances

St Austell (mainline rail) – 1.8; Porthpean beach – 3.3; Charlestown – 3.3; Carlyon Bay Hotel and golf course – 4.2; Mevagissey – 5.7; Fowey – 9.1; Lanhydrock – 12.2; Truro – 13.1; Cornwall Airport – 15.2

(All distances are approximate and in miles)

The Location

Situated on the outskirts of St Austell, St Mewan offers a blend of rural and convenient modern countryside living. The surrounding countryside provides a sense of space and calm, yet everyday essentials are just moments away, including supermarkets, independent shops, cafés and the town's wider range of services. Excellent transport links connect you easily to the A390, local bus routes and the nearby mainline railway station, making travel to London or exploring Cornwall straightforward.

Families will appreciate the proximity to well-regarded local schools, while outdoor enthusiasts are spoilt for choice. From the golden beaches and sheltered sailing waters of the south Cornish coast to scenic woodland trails, cycle paths and open countryside, a wealth of natural beauty lies right on the doorstep. Whether you enjoy coastal walks, water sports, golf or simply relaxing by the sea, this location provides opportunities to embrace an active and fulfilling lifestyle.



The Property

- Enjoying a private and rural position adjoining open countryside
- Superb 4/5 bedroom family home, completed in 2020
- Over 3,000 sq ft of beautifully finished, high quality and contemporary accommodation within the main house
- Two self-contained detached annexes – ideal for multi-generational living, guest accommodation or income generation / home working
- Two separate vehicular entrances, extensive parking, garaging and workshop
- Set within around two acres of grounds
- Impressive double height reception hall
- Magnificent triple aspect open plan living room (53' in length) enjoying views and accessing the swimming pool terrace and courtyard. Well-appointed Quantum kitchen, designed by System 6 with silestone tops and full range of fitted appliances (three ovens, microwave, dishwasher, fridge freezer).
- Double aspect TV room
- Study with fitted furniture
- Utility room and separate WC
- Entrance hall with fitted seating / storage linking the main house with a versatile media / hobbies room. Sliding doors to the pool area and en suite shower room (also with external access). Potential for the creation of a ground floor guest wing.
- Light and spacious galleried landing
- Exceptional and double aspect master bedroom suite with a vaulted ceiling, private roof terrace, dressing room and well-appointed en suite bathroom
- Three further double bedrooms, all with en suite shower rooms
- 2nd floor loft room, ideal for hobbies, music, TV etc



Annexe Accommodation

- Two self-contained detached annexes
 - Single storey annexe with open plan living room, two double bedrooms and shower room
 - Two storey annexe with sitting room (currently used as a salon), kitchen, study, ground floor WC and two first floor bedrooms, both with en suite shower rooms

The Gardens, Garage and Parking

- Gardens and grounds, predominantly laid to lawn and extending to around two acres
- Swimming pool courtyard accessed from the living accommodation
- Two driveways with extensive forecourt parking
- Triple garage with attached workshop

Tenure, services and material information

Freehold. Mains water, electricity and gas. Gas central heating (underfloor throughout ground floor). Private drainage (modern sewage treatment system). Air source heat pump for the pool.

Council Tax: band E (main house)

Broadband: FTTC (source: <https://www.openreach.com/broadband-network/fibre-availability>)

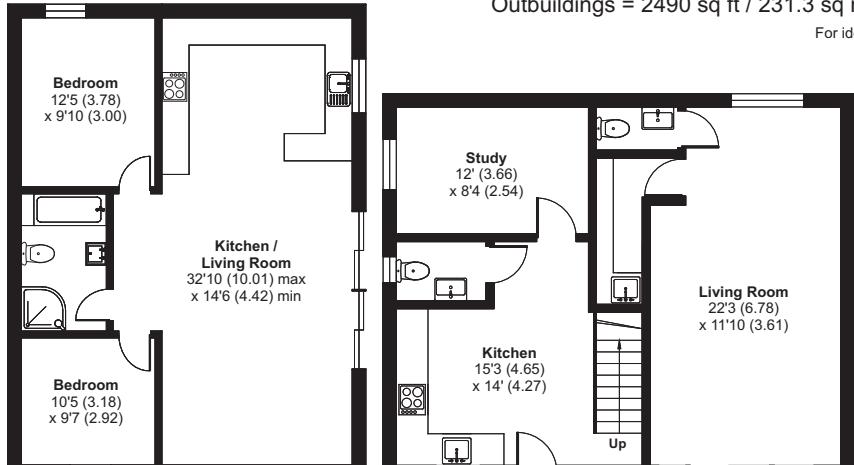
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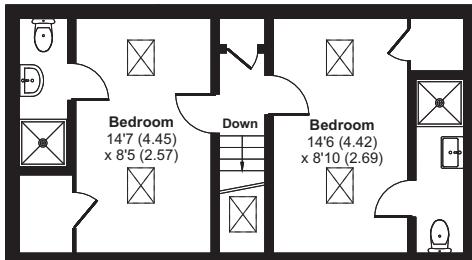
Outbuildings = 2490 sq ft / 231.3 sq m (includes garage)

For identification only - Not to scale

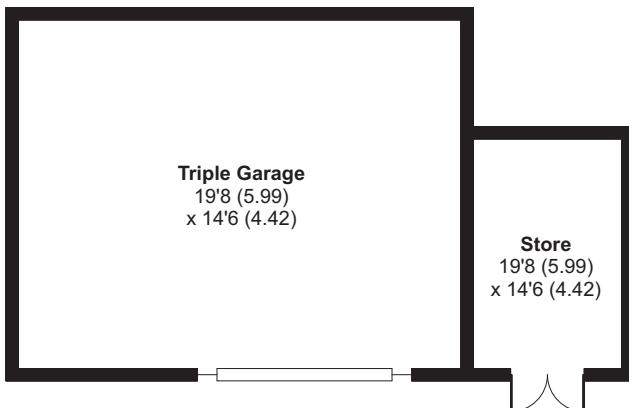


ANNEXE 1

ANNEXE 2

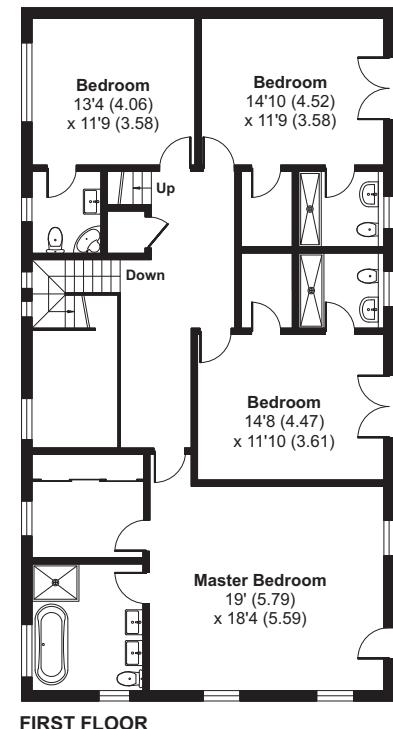


ANNEXE 2 FIRST FLOOR



Triple Garage
19'8 (5.99)
x 14'6 (4.42)

Store
19'8 (5.99)
x 14'6 (4.42)



FIRST FLOOR

Kojo House, St. Mewan, St. Austell, PL26 7DT

Main House = 3179 sq ft / 295.3 sq m

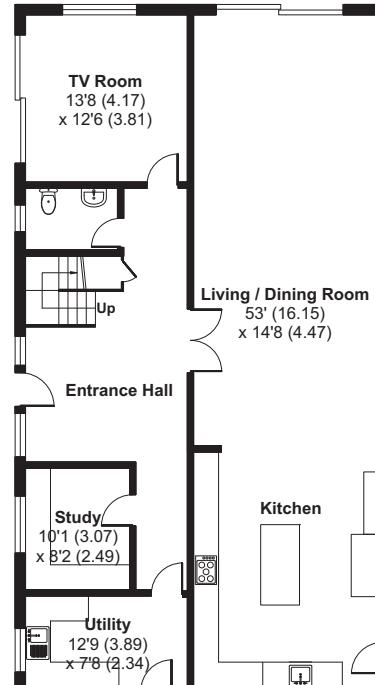
Total = 3886 sq ft / 361 sq m (Includes all outbuildings)

Limited Use Area(s) = 156 sq ft / 14.5 sq m

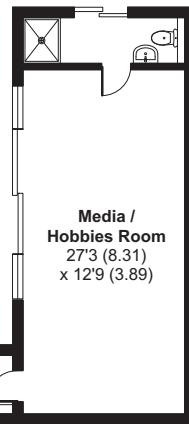
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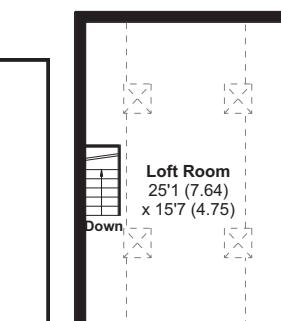
Denotes restricted head height



GROUND FLOOR



Media /
Hobbies Room
27'3 (8.31)
x 12'9 (3.89)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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