



Sparnon Close, St Austell, PL25 - A Tropical Woodland Retreat with Annexe, Sauna and Spectacular Living Space – Over 3,000 Sq Ft!

Guide Price £495,000

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A Tropical-Inspired Family Home with Independent Annexe and Spectacular Living Spaces

An extraordinary four-bedroom detached home, discreetly positioned within a quiet, leafy cul-de-sac and offering more than 3,000 sq ft of beautifully presented, highly versatile accommodation. Surrounded by mature woodland, the property feels like a private tropical retreat, with extensive glazing, rooflights and sun tunnels framing lush green views throughout.

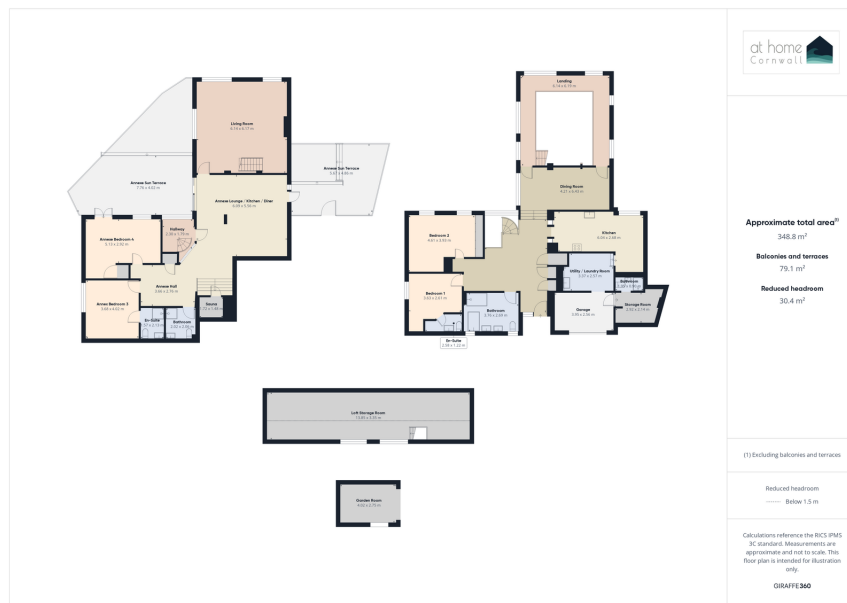
The accommodation is currently arranged as a substantial two-bedroom principal residence with a self-contained two-bedroom annexe, ideal for multigenerational living, guests, holiday-let income or use as one impressive family home.

The principal residence includes a light-filled entrance hall, two generous bedrooms, one en-suite, a luxurious family bathroom, stylish kitchen with dining nook, utility room and formal dining room. The showpiece is the breathtaking double-height lounge with soaring vaulted ceiling, dramatic glazing, statement chandelier and galleried library/home-office above.

The annexe has its own entrance and offers an open-plan lounge, kitchen and dining room, two double bedrooms, en-suite, separate bathroom, private sauna and two substantial sun terraces.

Outside, tropical-style gardens provide exceptional entertaining space, including a covered tiki bar, hot-tub area, barbecue terrace, outdoor fireplace and sun decks. A level artificial lawn conceals a former swimming pool beneath, offering potential for reinstatement. An integral garage, vast loft storage, further store with shower and WC, and extensive driveway parking complete this unforgettable home.





- Extraordinary 3,000+ Sq Ft Detached Woodland Retreat
- Spectacular Double-Height Lounge with Galleried Library
- Magical Woodland Views Framed from Almost Every Room
- Multiple Private Sun Terraces for Indoor-Outdoor Living
- Former Swimming Pool with Exciting Reinstatement Potential
- Elevated Position in a Tucked-Away Leafy Cul-de-Sac
- Independent Two-Bedroom Annexe or Holiday Let
- Four Double Bedrooms and Four Beautiful Bath/Shower-rooms
- Tropical Gardens with Tiki Bar, Hot Tub and Sauna
- Extensive Parking, Integral Garage and Exceptional Storage



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements