



Heligan House

Heligan House, Pentewan, St. Austell, PL26 6EN



St Austell 6 miles Mevagissey 2 miles

A spacious ground floor apartment and garage within the prestigious Grade II Listed Heligan House and about 8 acres of beautiful private formal communal grounds and gardens with sea views

- Entrance Hall
- L-Shaped Open Plan Living & Dining Room
- Kitchen
- 2 Bedrooms
- Bathroom and 1 En Suite
- Garage
- Mature Formal Gardens & Grounds
- Grade II Listed
- Leasehold
- Council Tax Band C

Guide Price £225,000

BRIEF DESCRIPTION

Flat 21 forms one of a total of 21 prestigious residential apartments converted in the 1970s from Heligan House which was originally the home of the Tremayne family dating back to the late 1600s.

The sale therefore represents a tremendous opportunity to purchase a spacious fully residential apartment within this magnificent grand and elegant building which, not surprisingly, is Listed Grade II as a Building of Special Architectural or Historic Interest, all in a unique setting.

SITUATION

Heligan House stands within mature and tranquil communal gardens and woodland of about 8 acres which all the leasehold residents enjoy the exclusive use of. These communal private grounds are surrounded by the Lost Gardens of Heligan in a tucked away position and enjoy some delightful views to the sea over Mevagissey to the south. Lobbs Farm Shop, selling local produce, is a short distance away and the apartment is well positioned to access the coastal settlements of Gorran Haven, Pentewan and the historic fishing village of Mevagissey with its myriad of streets with cafes, restaurants, galleries and public houses around its' attractive inner and out harbours.

St Austell is about 6 miles to the north which offers schooling, shopping, recreational and social facilities and amenities as well as a station on the London Paddington line.

The cathedral city of Truro being the main shopping, commercial and cultural centre of Cornwall is about 11 miles to the west.

THE ACCOMMODATION

The approach is via a part glazed stable style front door which opens to an Entrance Hall with coat hooks and steps up to a door to a spacious and well-proportioned L-shaped open-plan Living and Dining Room with double aspect, high ceilings, ceiling cornicing and a wonderful ambience.

Off is a Kitchen with a matching range of Shaker style base and eye level units with underlighting and including an integral washing machine, stainless steel single drainer sink unit with vegetable bowl and mixer tap, 4-ring induction hob, integral refrigerator/freezer, built-in fan assisted oven and grill.

From the open-plan Living and Dining Room, an internal Hallway with Airing Cupboard leads through to a Main Bedroom with courtyard views and built in large storage; Bathroom with panelled bath with shower and screen over, modern vanity wash basin, close coupled wc and wall mounted towel radiator; and a Second Bedroom with outlook to the garden and cobbles and En Suite Shower Room with shower with rainshower, handheld shower and sliding door access, vanity washbasin, close coupled wc and chrome wall mounted towel radiator.

GARAGE

Flat 21 benefits from its own single garage.

COVENANTS

There is a covenant that the apartment should be used as a private residential flat. The apartments at Heligan House may not be used for holiday letting purposes

TENURE AND POSSESSION

Flat 21 and Garage are held on long leaseholds with ownership of a share of the freehold of 990 years dating from 24th June 1975. There are therefore 939 years unexpired.

MANAGEMENT COMPANY AND SERVICE CHARGE

There is a management company - Heligan House Ltd - which is managed and owned by all of the apartment leaseholders. Heligan House Ltd is registered with Companies House.

The service charge of £610 per calendar month is aligned with a professional survey of the premises upkeep requirements and future proofed maintenance plan with sinking fund.

There is peppercorn ground rent of £5 per annum.

COMMUNAL SPACES AND LOUNGE

All the leasehold residents have the benefit of the exclusive use of the adjacent mature beautiful gardens and grounds of Heligan House which total about 8 acres

From the grand Reception Hall at the main entrance, with a most impressive marble fireplace with fluted columns on either side of a grand staircase, there is access to a fine communal Lounge with a wide marble stone fireplace, Mahogany style panelling and a door that leads to, if desired, an overnight guest suite, which can be booked by residents and used as relief Guest Accommodation with bedroom and adjoining en suite shower room.

The apartment also benefits from the use of a large communal Laundry Room, communal Wine Cellar where there is an allocated secure wine bin and a designated secure Store within the basement.

In addition to the grand lifestyle as a resident of this magnificent country house with its range of communal facilities and amenities, residents also have the exclusive benefit of access to the grounds of the Lost Gardens of Heligan.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water and electricity connect. Private shared drainage via sewage treatment plant (new 2022). Heating via electric radiators (new November 2025) - remotely operational.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02, Three and Vodafone good and EE variable outdoor (Ofcom).

DIRECTIONS

On reaching the entrance to the Lost Gardens of Heligan, take the drive just to the left of the entrance to the car park for the Lost Gardens of Heligan. There is a stone pillared entrance with a "No Entrance, Private Residence Deliveries Only" sign. Drive down the entrance drive through all the no entry signs, taking care at the zebra crossing, and continue straight on at the gated and pillared entrance with the Heligan House nameplate. Follow the sweeping drive around through the most attractive communal grounds to Heligan House. A Stags representative will meet you in the car park.



**Approximate Gross Internal Area 894 sq ft - 83 sq m
(Excluding Garage)**

Garage Area 124 sq ft – 12 sq m



Kitchen
11'4 x 7'0
3.46 x 2.14m



Garage

Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>(Not a target - highest - lower scoring code)</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>(Not energy efficient - higher scoring code)</small>			
England & Wales		EU Directive 2002/91/EC	64

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk