



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# 3 THE OAKS

## PENTEWAN

### ST. AUSTELL PL26 6DL

SUBSTANTIAL DETACHED 4/5 BEDROOM MODERN HOUSE CLOSE TO THE SOUTH CORNISH COAST

Beautifully presented with light, well proportioned rooms and enjoying views over the large gardens. In a fantastic location, only 1 mile (a 2 minute drive and 20 minute walk along the trail) of the golden sandy beach at Pentewan and the south Cornish coastal footpath.

Built to a very high standard by a renowned local builder, with 5 years of new-build warranty remaining. Highly efficient with air source heating and underfloor heating throughout. Four double bedrooms, master and guest rooms en suite, sitting room, kitchen/dining room, study (or bedroom five), utility room, bathroom and additional shower room. Four bathrooms in total.

Fabulous gardens including a large lawn and huge terrace at the front and amazing enclosed rear garden with bespoke outdoor kitchen, patio, decking and freestanding gazebos - perfect for outdoor entertaining. Enjoying lots of sun and pleasant wooded valley views from the front.

Ample parking for four cars. Low Running Costs - Air Source Heat pump and underfloor heating throughout. Double Glazing. Electric car charger.

Approximately 2077 Sq. Ft. Internal viewing essential.

Freehold. EPC - B Council Tax Band F.

## GUIDE PRICE £725,000

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## GENERAL COMMENTS

3 The Oaks is a substantial detached modern house located in a fabulous position just 1 mile, a 2 minute drive or 20 minute walk to the coast and popular sandy beach at Pentewan. Built approximately five years ago to a very high standard and improved further by the current owners, it really is a beautiful home that must be viewed to fully appreciate. The house is extremely spacious with light, well proportioned rooms that enjoy views over the gardens. The accommodation is perfect for modern day living and will appeal to the whole market including family's and couples wanting space for visitors. The accommodation includes four double bedrooms and bathroom on the first floor, the master and guest rooms are also en suite. The ground floor includes a splendid feature hallway, sitting room, kitchen/dining room, study (or fifth bedroom), utility and shower room. The house is extremely well insulated with air source heating and underfloor heating reflected in the outstanding EPC rating. There is a fitted, transferable monitored alarm system and smart home heating. The study could be perfect for those working from home as there is up to 1.6Gb of Full Fibre Broadband speeds. Outside are magnificent gardens that have been totally transformed by the vendors setting it apart from the neighbours. The front garden includes a large level lawn, perfect for children and a long gravel drive leads up to the house where there is parking for four cars and a charging point for an electric car. A raised paved terrace runs along the front of the house providing lots of sitting out space. The rear garden enjoys the afternoon and evening sun and this garden is amazing and perfect for outside entertaining with bespoke kitchen and freestanding gazebos.

## LOCATION

Pentewan is a small village on the south Cornish coast and originally a fishing community which in the 19th Century was important as a port for the export of china clay. Due to the silting up of the harbour entrance the village settled into a residential community. The sandy beach and excellent restaurants at Pentewan Sands is 1 mile, a 2 minute drive or 20 minute walk through Kings Wood, which is all flat. A regular bus stop to Mevagissey, St Austell and Charlestown is less than one minute walk and the cycle trail runs across the road. Pentewan has a local pub (The Ship Inn), a post office and several shops. At nearby Mevagissey there is a wider range of facilities whilst in St. Austell there are more extensive facilities and the city of Truro with its Cathedral and fine shopping centre is about half an hours driving distance.

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

### ENTRANCE HALL

A spacious entrance hall and a fine introduction to the house. Feature stairs lead to the first floor with galleried landing and glass balustrade. Glazed front and rear entrance doors allow plenty of natural light. Engineered wood floor. Part panelled to dado rail. Storage cupboard.



### KITCHEN/BREAKFAST ROOM

7.02m x 4.74m (23'0" x 15'6")

A very light, well proportioned room with sliding patio doors opening onto the front terrace and enjoying lovely views over the garden with the wooded valley beyond. Excellent range of modern base and eye level kitchen units. Neff integral appliances including double oven, induction hob, dishwasher, fridge and freezer. Central island with breakfast bar, double stainless steel sink and storage below. Engineered oak floor with underfloor heating.

### UTILITY ROOM

2.31m x 2.54m (7'6" x 8'3")

Worktop with single sink and space and plumbing for washing machine and tumble dryer below. Full height storage cupboards. Window to rear. Engineered oak flooring. Door opening to side pathway.

### SITTING ROOM

4.96m x 4.96m (16'3" x 16'3")

A light room with sliding patio doors opening onto the front terrace and enjoying pleasant views over the front garden. Engineered oak floor. Television point. Feature electric fire.

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#### SNUG/BEDROOM FIVE

4.96m x 2.8m (16'3" x 9'2")

French doors opening into the rear garden. Television point. Opposite this room is the ground floor shower room and therefore this bedroom is ideal for a dependent relative.

#### SHOWER ROOM

A luxurious tiled room with white suite including low level w.c, vanity sink unit, double shower cubicle, with fully tiled surround and glass sliding door. Heated towel rail. Extractor fan, spotlights, frosted window to rear.

#### FIRST FLOOR

Large galleried landing with glass balustrade. Window overlooking the rear garden. Loft access. Airing cupboard, housing controls for the air source heat pump and large unvented hot water cylinder.

#### MASTER BEDROOM

4.96m x 3.88m (16'3" x 12'8")

A well proportioned double room with sliding French doors with glass balustrade overlooking the front gardens and enjoying views of the wooded valley beyond. Spotlights. Television point. Door to:

#### EN SUITE

A luxurious white suite comprising low level w.c, vanity sink unit, double shower cubicle with fully tiled surround with glass shower screen. Tiled floor. Heated towel rail. Frosted window to side. Extractor fan.

#### BEDROOM TWO

3.86m x (12'7" x )

A light, well proportioned room with French doors overlooking the front garden and patio with glass balustrade. Door to:

#### EN SUITE

A white suite with low level w.c, vanity sink unit, double shower cubicle with glass screen and fully tiled surround. Tiled floor, heated towel rail, frosted window to side.

#### BEDROOM THREE

4.16m x 2.90m (13'7" x 9'6")

Another well proportioned double bedroom with window overlooking the rear garden.

#### BATHROOM

Beautifully appointed white suite with low level w.c, vanity sink unit, panel bath with fully tiled surround and mixer tap with shower attachment over. Separate shower cubicle with glass door and fully tiled surround. Frosted window to rear. Tiled floor, heated towel rail, mirror fronted bathroom cabinet, spotlights. Extractor fan.



#### BEDROOM FOUR

3.33m x 2.83 (10'11" x 9'3")

Window overlooking the front garden with the wooded valley beyond. Television point.

#### OUTSIDE

The property is approached over a long gravel driveway that leads up to the house where there is ample parking for four cars and an electric car charger. The front garden is predominantly level lawn enclosed within mature shrub and tree boundaries, making it incredibly private and therefore perfect for those with children and pets. Steps lead from the driveway up to a large paved terrace, providing plenty of sitting out space in which to enjoy the morning sun. Enclosed within a very attractive, solid Iroko hardwood fence with double gates and deep flower bed borders well stocked from mature shrubs and plants, including olive trees.

#### REAR GARDEN

The rear garden enjoys the afternoon and evening sun and is extremely private, enclosed within a solid wooden fence and therefore safe for children and pets. A paved terrace runs along the width of the property and with a raised deck provides plenty of sitting out space, perfect for entertaining and dining. There is a superb bespoke undercover outside kitchen with cupboards, integrated double gas hob, light, power and wine cooler. There are freestanding gazebos, one with retractable roof and sliding shutters. Wide paved paths lead down both sides of the house giving access to the front. The large wooden garden shed is included in the sale.

#### SERVICES

Mains electric, water and drainage. Air source heat pump for heating and hot water. Underfloor heating to all rooms with individual temperature controls connected to a smart home app.

#### N.B

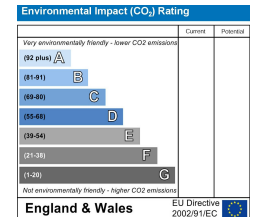
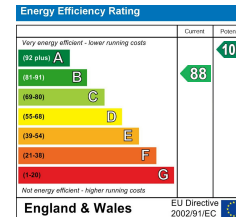
The electrical circuit, appliances and heating system have not been tested by the agents.

#### 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.

#### DIRECTIONS

Travelling from St Austell on the B3273 heading towards Mevagissey, The Oaks is easily located on the right hand side.



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