



OAK LODGE  
PENTEWAN  
ST. AUSTELL, PL26 6DL

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# OAK LODGE

## PENTEWAN

### ST AUSTELL PL26 6DL

DETACHED BUNGALOW ENJOYING COMPLETE PRIVACY WITH LARGE GARDENS

In a fabulous location within minutes of the golden sandy beach at Pentewan and enjoying complete privacy. Completely refurbished and extended substantially in recent years and offering very light, well proportioned accommodation completely on the level. Beautifully presented with all the main rooms enjoying garden views.

Four bedrooms, master with en suite shower room, large sitting room, kitchen/dining room, garden room, utility room, bathroom and cloakroom.

Contemporary one bedroom log cabin currently a successful holiday let with a secure garden.

Fabulous enclosed gardens extending to approximately one acre with many mature shrubs, trees and plants and enjoying lots of sun and pleasant wooded valley views from the front.

Lots of parking and ample space for motorhome, trailers, boats etc. and planning permission for garage.

Approximately 1880 Sq. Ft. Internal viewing essential.

Freehold. EPC - D Council Tax Band D

## GUIDE PRICE £765,000

### *Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** [sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

**www.philip-martin.co.uk**



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## GENERAL COMMENTS

A magnificent detached property secluded within mature wooded grounds in one of the most sought after residential areas between St Austell and Mevagissey. Oak Lodge is a very large detached bungalow that is totally individual in style, the original building being a standard bungalow built in the 1970s which has been transformed. It is a warm, well insulated building that has been extended substantially and totally refurbished by the current owners to an exceptionally high standard and is beautifully presented throughout with large light rooms. The magnificent garden room at the rear is the latest extension and was completed last year and during the renovations the whole property was re-wired and a new LPG central heating system installed. The property is a lot larger than it appears from outside with light and spacious rooms that all enjoy pleasant garden views. There are four bedrooms - the master has an en-suite shower room, fabulous newly fitted kitchen/dining room opening into the garden room, sitting room, utility, cloakroom and main bathroom. A feature is the fabulous enclosed level garden that extends to just under an acre. They are very safe for children and pets with large mature lawns and well stocked with many interesting shrubs and plants and dense boundaries providing privacy from neighbouring properties. A holiday cabin has been built to a very high standard and is currently a successful holiday let rented through Airbnb with exceptional five star reviews and producing a healthy income. The main driveway leads up to Oak Lodge and provides plenty of parking and lots of space for a boats, trailers etc. An internal viewing is essential to appreciate the size and layout of this beautifully presented property. A property of this nature and in this particular location is a rarity and its availability to the market should be of wide appeal.

## 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 a twenty minute walk through kings wood, which is all flat or a five minute drive. 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

Composite partly glazed door and side windows opening to a very spacious hallway and a fine introduction to the bungalow. Solid oak doors to bedrooms and bathroom.



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### SITTING ROOM

4.87m x 4.84m (15'11" x 15'10")

A well proportioned room with French doors opening to a raised deck with fabulous views over the front garden with woodland beyond and enjoying the morning sun. Television point, radiator. Folding glazed doors opening to the kitchen. The raised deck has composite decking, glass balustrade and plenty of room for sitting out and enjoying the morning and early afternoon sun.

### LIVE-IN KITCHEN/DINING ROOM

6.79m x 4.87m widening to 5.44m (22'3" x 15'11" widening to 17'10")

A light twin aspect room with two windows overlooking the side garden and a window enjoying lovely views over the rear terrace and rear garden. Excellent range of base and eye level glossy units, one and a half bowl sink with mixer tap over. Space and plumbing for American style fridge freezer. Bellini range cooker with gas hob, glazed splash back with stainless steel extractor hood over. Integral Neff dishwasher. Radiator, electric plinth heater. Opening through to garden room. Door to:

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#### UTILITY ROOM

Base level kitchen units, single sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, Radiator, loft Access, spotlights. Door to boiler cupboard housing LPG central heating boiler. Modern electric consumer unit.

#### GARDEN ROOM

6.60m x 4.25m (21'7" x 13'11")

A fabulous addition to the property and ideal entertaining space. Windows overlooking the rear garden. Central glass lantern, bifold doors and French doors opening into the rear garden and sun terrace Bio Ethanol wall mounted heater, television point.

From Entrance Hall door to:

#### MASTER BEDROOM

3.74m x 3.60m (12'3" x 11'9")

Window to front enjoying fabulous views over the front garden with distant wooded valley beyond. Radiator. Freestanding wardrobes included in sale. Door to:

#### EN SUITE

A modern white suite with low level w.c, pedestal wash hand basin, mirror fronted cabinet with light and electric shaver point over. Double shower cubicle. Heated towel rail, extractor fan, spotlights.

#### BEDROOM TWO

3.74m x 3.60m (12'3" x 11'9")

Window overlooking the rear garden and enjoying complete privacy. Built in double wardrobes.

#### BEDROOM THREE

3.22m x 3.01m (10'6" x 9'10")

Window overlooking the rear garden. Radiator.

#### BATHROOM

3.25m x 2.77m (10'7" x 9'1")

A large room with white suite including low level w.c, freestanding bath with central tap, Tiled splashback, pedestal wash hand basin, separate shower cubicle. Heated towel rail, frosted window to rear. Spotlights. Extractor fan.

#### BEDROOM FOUR/OFFICE

4.85m x 2.00m (15'10" x 6'6")

Window to front enjoying views over the front garden with a wooded valley beyond. Telephone point, radiator, glazed double doors to entrance hall.

#### OUTSIDE

Oak Lodge is located at the end of a long entrance drive and set well back from the road. The level gardens and grounds



extend to approximately one acre and are extremely private and enclosed within dense boundaries. The front garden is mainly lawn interspersed with many mature shrubs, trees and plants and enjoys the morning sun. There are two large sheds, greenhouse and mini orchard planted with apple, pear and plum trees. A raised deck accessed from the sitting room has lots of sitting out space with lovely garden and wooded valley views. The gravel drive leads up to the bungalow where there is parking for at least eight cars and ample space for motorhome, boats etc. There are two access driveways, the second being through double wooden gates that gives access to the road further along towards Pentewan village.

#### HOLIDAY CABIN

A beautiful contemporary log cabin that is currently a successful holiday let with Airbnb with a five star rating and a superb letting record. The cabin has its own secure private garden. Inside is a separate bathroom and a spacious open-plan living area featuring a king-size bed and well equipped kitchen. The cabin is available fully furnished by separate negotiation. Please note that the holiday cabin does not currently have planning permission.

#### REAR GARDEN

The rear garden is completely private and enclosed. Enjoying the afternoon and evening sun, a huge terrace is perfect for entertaining accessed from the kitchen and garden room. There is also a superb undercover seating area measuring 5.3m x 3m. Beyond the terrace is a hot tub (available by separate negotiation) and a further enclosed level lawned garden with a selection of trees, shrubs and plants.

#### 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.

#### SERVICES

Mains water, electric and drainage are connected. LPG central heating.

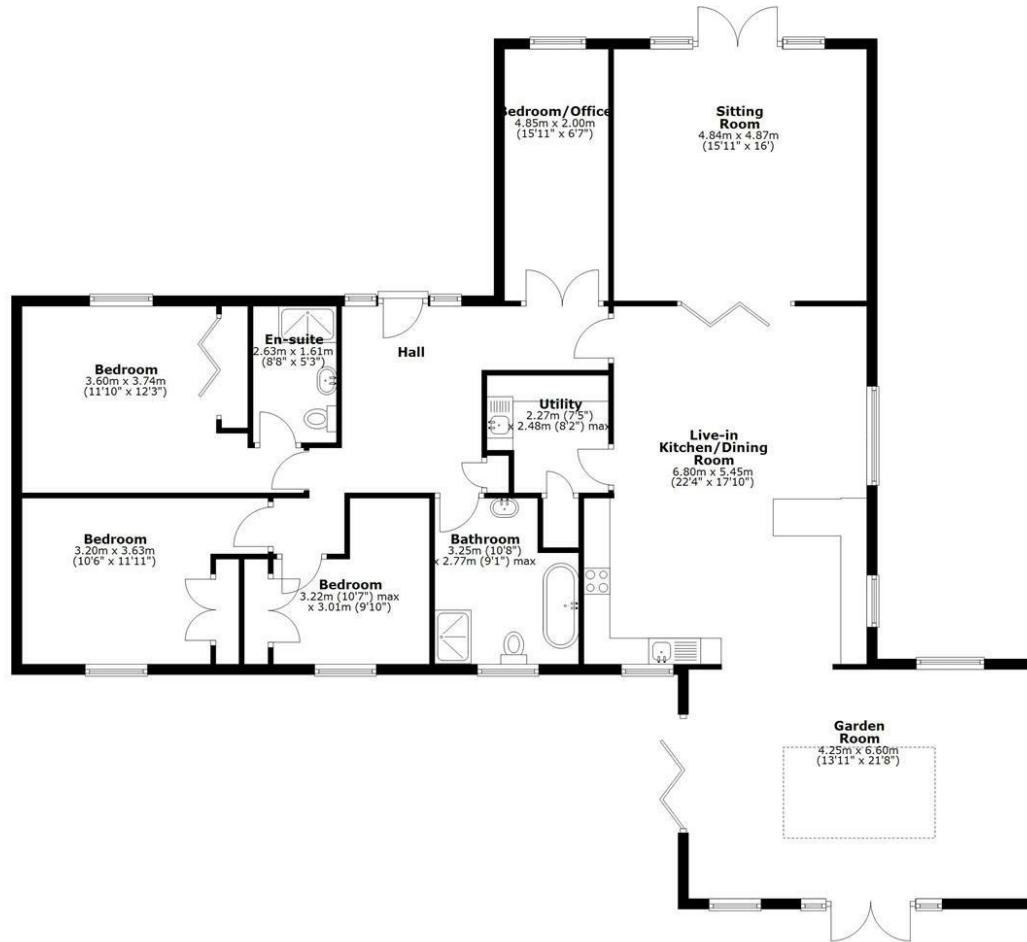
#### DIRECTIONS

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



**Ground Floor**

Approx. 174.7 sq. metres (1880.1 sq. feet)



Total area: approx. 174.7 sq. metres (1880.1 sq. feet)  
**Oak Lodge, Pentewan**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		58	61
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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