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GWARTHA BRONN, HORNICK HILL, HIGH STREET, ST. AUSTELL, PL26 7TR

PRICE GUIDE £675,000









SOLD - Scott Parry Associates are pleased to report another successful sale - South facing with outstanding views across rolling countryside as far as the shimmering azure waters of St Austell Bay, an uber cool contemporary home with luxury specification set within generous gardens. About 1963 sq ft, Reception Hall, 32' Open Plan Living Room/Kitchen, Feature Turret Balcony, Laundry Room/WC, 4 Double Bedrooms (1 Ensuite), 2 Bath/Shower Rooms, Cloakroom/Boot Room, Gravelled Drive & Ample Parking, Large Garage/Workshop, Generous Gardens of about 0.50 acre with Stream Frontage.

ST AUSTELL - 4 MILES, TRURO - 13 MILES, MEVAGISSEY - 8 MILES, NEWQUAY - 13 MILES, CARLYON BAY AND BEACHES - 5 MILES

LOCATION

The property is quietly situated in a south facing position a short distance from the rural hamlet of Lanjeth and with easy access to St Austell and Truro. The property also enjoys relatively straight forward access to the A30 enabling quick access to the fabulous surfing beaches of the North Cornish coast.

There are a network of quiet country lanes and footpaths locally including The Blackpool Trail with an abundance of natural flora and fauna and presenting super opportunities for dog walking and cycling and other outdoor activities. The south coast can be accessed at Pentewan and the historic harbourside town of Mevagissey (20 minutes drive), the north coast at Newquay lies 30 minutes drive to the north.

The town of St Austell offers a wide range of shopping, recreational and educational facilities with the historic cathedral city of Truro (famous for it's Georgian architecture) providing many additional amenities. The mainline railway station is accessible at St Austell and provides a convenient link with London Paddington.

DESCRIPTION
Gwartha Bronn comprises a detached contemporary house of iconic architecture designed to take full advantage of the extraordinary panoramic views across rolling countryside as far as the coastline and the shimmering azure waters of St Austell Bay. The property incorporates various energy saving features including high levels of insulation, triple glazing, air source heat pump with underfloor heating and is also south facing providing immense solar gain, the energy performance rating is D and the original approved planning permission allowed for a 6kw wind turbine to be constructed close to the north boundary which if provided would provide further energy saving.

The property is set into a gentle slope with reversed accommodation to take full advantage of the fascinating views, this configuration also allows level garden access at both ground and lower ground floor level.

The accommodation extends to about 1963 sq ft and briefly comprises as follows - GROUND FLOOR - Open Canopy Porch - Reception Hall - 32' Triple Aspect and Open Plan Living Room/Kitchen with vaulted ceiling and French doors to the turret balcony and garden - Bedroom 1 Double) with French doors to terrace - Laundry Room/WC - Shower Room/WC - LOWER GROUND FLOOR - Atrium Hall with French doors to garden - 17' Principal Bedroom (turret) with French doors to garden and Ensuite Wetroom Shower/WC - 2 Further Double Bedrooms (1 with Ensuite Shower and Dressing Area) - Family Bathroom - Boot Room/Cloakroom.























OUTSIDE
The property is approached over a private gravelled drive providing ample parking for many cars including space for caravan, motorhome or boat etc and leading to the large garage/workshop.

The gardens extend to about 0.50 acre which is bounded on the east side by a pretty babbling stream. There is a feature turret balcony with glass and stainless balustrading providing a fine vantage point from which to observe the views and sunsets. The garden is predominantly lawn with some trees and shrubs. A patio lies adjacent to the kitchen and a further patio with granite cobble setts and built in seating provides a fantastic spot for barbecues and alfresco dining.

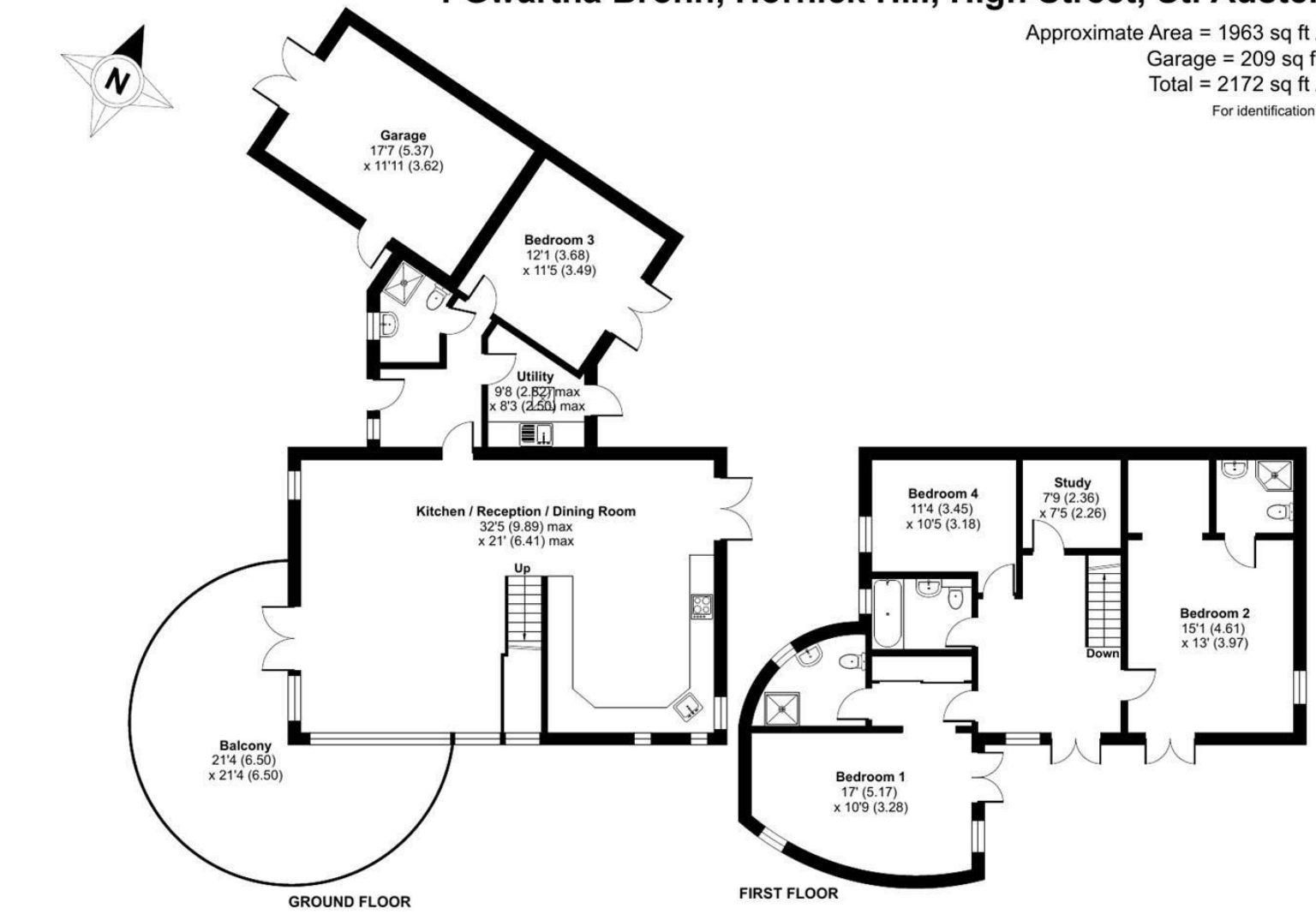
EPC RATING - D, COUNCIL TAX BAND - F

DIRECTIONS
Using Sat Nav - Postcode PL26 7TR

NOTE
One of the vendors is related to one of the Directors of Scott Parry Associates.

: Gwartha Bronn, Hornick Hill, High Street, St. Austell, PL26

Approximate Area = 1963 sq ft / 182.3 sq m
Garage = 209 sq ft / 19.4 sq m
Total = 2172 sq ft / 201.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Scott Parry Associates. REF: 1455127

These particulars should not be relied upon.

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