

Rohrs & Rowe

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Polstreath School Hill, Mevagissey, St. Austell, PL26 6TH

Guide price £1,750,000

To be sold for the first time in 25 years, this exceptional detached residence enjoys commanding sea views and is located in an easily accessible, yet quiet, area of the picturesque harbour-side village of Mevagissey. Sitting in a magnificent, elevated, south facing position, the views extend from Chapel Point to the south, across St Austell Bay and out into the open sea beyond.

The house is presented in good decorative order throughout and retains many of its beautiful original character features. A spacious, light filled entrance hall sets the scene with a 10' high ceiling, a grand turning staircase and doors leading to the kitchen, dining room and sitting room. The generously proportioned dining room has a feature open fireplace with marble surround and stripped wood floors. Its south facing, floor-to-ceiling, bay window enjoys beautiful views across the gardens, the village and out to sea. Immediately outside the dining room, is a terrace with gardens set out below. The adjacent double aspect sitting room is very impressive at over 25' in length with excellent sea views from its large windows. An original Victorian open fireplace is the focal point of the room, which also benefits from deep skirting boards, moulded cornice and stripped wood floorboards.

Double doors open from the sitting room into a splendid 23'x16' timber conservatory, which has access onto a large outside patio. This excellent room is a great addition to the house and enjoys pretty much the best sea views in the house too. Stunning views over the bay can also be enjoyed outside the conservatory in the garden.

The kitchen breakfast room, over 26' in length, is located within a wing to the rear of the house. The kitchen units are finished in a light grey colour, with beautiful contrasting granite worktops. The flooring in the kitchen area is magnificent Cornish slate flagstone. The breakfast area has painted floorboards. To the rear is a door leading to the rear gardens.



The beautiful turning staircase rises from the entrance hall to the first floor, where there are five bedrooms and two bathrooms. The master bedroom enjoys a bay window with far-reaching sea views, while the guest bedroom is another impressive space with a dual aspect outlook over the sea and village below. Bedroom three also benefits from lovely vistas, which is why it is currently arranged as a study.

Adjacent to the kitchen is a versatile wing of the house that offers the option of a two-storey, two-bedroom internal annexe – ideal for relatives, guests, or even rental purposes. Alternatively, the ground floor room could serve as a fourth reception space, with the two bedrooms above providing additional guest accommodation.

Our clients have also considered the potential of positioning the property as a luxury holiday let and boutique wedding venue. In the surrounding area, properties such as the renowned Polpier are let out at over £18,000 in the peak weeks of the year, for groups of 20+ people, as well as holding a civil license for exclusive weddings – highlighting the exceptional opportunities that a home of this scale and setting could offer a purchaser.

Outside

A pair of iron gates located on the western side of the house provide access from the road into the spacious driveway, with ample space for parking numerous cars, a boat or trailer. The large gardens and grounds, circa 0.55 acres in size overall, are laid out over a series of levels and terraces. A large southerly terrace draws you out from the house into the main gardens, with broad sea views and views across an area of the village below. Steps descend from the westerly terrace into the beautifully planted, mature, gardens below, with a very large area of level lawn located on the bottom terrace. On the easterly side is a raised terrace, which provides the perfect elevated space for enjoying the view, outside entertaining, or barbecue.

Location

Mevagissey is a picturesque harbour-side town, located on the magnificent south Cornwall coast. The harbour is the heart of Mevagissey, with numerous shops and facilities, catering for all daily needs. The village boasts numerous pubs and restaurants, with the Sharks Fin overlooking the harbour the most renowned. There are also a number of food pop-ups around the harbour throughout the year. Portmellon is home to The Rising Sun Inn, directly overlooking, and just yards from Portmellon beach. Just a few miles in the other direction, along Pentewan Valley, is the Hub Box restaurant located on the beach at Pentewan Sands. Further along the valley is the excellent Kingswood Restaurant and Bar. At nearby Gorran, is the Barley Shief Inn, which was voted Best Pub in Cornwall 2024.

Within just a few moments walk of Polstreath are the steps that lead down to Polstreath Beach below. There are also numerous other beautiful beaches in the surrounding area, such as Portmellon and Pentewan. The attractive and renowned sailing destination of Fowey is accessible via a foot ferry from Mevagissey Harbour or in the car about 14 miles away. The stunning Roseland Peninsula, just a little further to the south, enjoys numerous stunning bays and beaches along its south-east coast. The pretty harbour-side village St Mawes, the most famed destination of the Roseland Peninsula, offers boutique shopping and fine dining at the Hotel Tresanton and Idle Rocks, as well as many fine bars and cafes. Renowned for its sailing, St Mawes enjoys a passenger ferry crossing to Falmouth, making a wonderful day out. There are a host of excellent pubs, galleries and eateries around the area, such as Portscatho and Porthcurnick just to the east. The Hidden Hut, set just above the Porthcurnick Beach, offers fantastic lunches and fabulous feast nights. Also nearby is the Michelin starred Driftwood Hotel. The nearby charming village of Portloe is home to the Lugger Hotel and the Ship Inn.

Mevagissey is a friendly and lively community with various annual festivals, including Feast Week every June and a renowned Shanty Festival in the autumn. The MAC and Jubilee Hall host regular activities and events. The Lost Gardens of Heligan are just a little inland from Mevagissey and the world famed Eden Project is approximately 10 miles away. The nearest town is St Austell just 6 miles away, offering a host of excellent shopping facilities. A mainline railway station in St Austell provides a direct link to London Paddington; Newquay Airport is 21 miles away, offering daily flights to various destinations around the UK and Europe.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
Band D	71	Band D	71
Band C	72	Band C	72
Band B	73	Band B	73
Band A	74	Band A	74
Band G	34	Band G	34

