



ROHRS & ROWE





**A UNIQUE, SPACIOUS AND EXCELLENTLY PRESENTED VICTORIAN RESIDENCE SET IN PRIVATE GROUNDS WITH GENEROUS ACCOMMODATION THROUGHOUT, WITH THE ADDED FEATURE OF 3 SELF CONTAINED APARTMENTS OFFERING GOOD INCOME POTENTIAL.**





Penarwyn House  
St Blazey  
St Austell  
PL24 2DS

- Handsome Victorian residence
- Impeccably presented throughout
- Private setting with a broad courtyard
- Impressive entrance hallway
- Generous dual aspect sitting room
- Dining room opening to garden
- Drawing room
- Snooker room
- Generous kitchen
- Spacious study
- Garden room
- 3 individual self contained apartments.
- Two bay carport
- Large gardens
- Separate sunken garden
- EPC D
- Council Tax Band E



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## PROPERTY

Built in 1895 by John De Cressy Treffry, High Sheriff of Cornwall, Penarwyn House is a beautiful and impeccably presented Victorian residence set in private gardens and grounds. Set close to the beautiful coastline of St Austell Bay and Charlestown, the beaches of Carlyon, Duporth & Porthpean are just a few minutes drive and the harbour-side town of Fowey is only 6.5 miles distant.

The entrance driveway opens to reveal a broad courtyard and the imposing yet handsome house makes a lasting first impression. This only gets better as you enter into the broad hallway and through to the fabulous sitting room. The whole property is a showcase of interior design, cleverly displaying the size and flexibility of the accommodation at its best. Each room has its own individual styling, which combine as a whole to provide a truly exceptional and unique home.

The kitchen is very spacious, perfect for the keen chef; with a lovely dining room opposite that opens to the garden. There is a fabulous study and a garden room beyond making this perfect for anyone wanting to meet clients separately from the rest of the house. In addition there is also a cellar which could become an ideal wine cellar. The rooms are all very generous - Victorian proportions provide high ceilings making the whole experience very grand. Upstairs the bedrooms are just as impressive, each with a very luxurious feel. In addition to the main accommodation there is a separate staircase leading to three very beautiful apartments that the current owner offers as holiday lettings.









Mevagissey



Charlestown



Duporth Beach



Fowey

### LOCATION

Penarwyn is set in its secluded grounds and is conveniently positioned for access to the beautiful St Austell Bay. This entire stretch of coastline is a haven as it has a wonderfully tucked away feeling, with an almost mediterranean feel due to its clear waters, sandy beaches and rugged tree-topped cliffs. The beaches offer safe swimming and water sports activities. Nearby Charlestown is a world heritage site that is renowned for its picturesque harbour that, as well as providing a safe haven for visiting old ships, is also the location for many television series and cinematic film projects. The nearby town of St Austell offers numerous shops, supermarkets and a leisure centre, plus a mainline railway station to London Paddington as does Par - which is even closer. The attractive coastal town of Fowey just 6.5 miles distant has an excellent range of shops, restaurants and bars and offers many sailing facilities.

Par Railway Station: 1.2 Miles • The Carlyon Bay Golf Club: 2 Miles • Carlyon Beach: 2.2 Miles • Duporth Beach: 3.2 Miles • Porthpean Beach: 4 Miles • St Austell: 4 Miles • Charlestown: 2.7 Miles • Fowey :6.5 Miles • Newquay Airport 17 Miles • Truro: 18.5 Miles • Falmouth: 29 Miles













Apartment 1





Apartment 2



Apartment 3





# Penarwyn House, St. Blazey, Par, PL24 2DS

Approximate Area = 7490 sq ft / 695.8 sq m (excludes carport)

Limited Use Area(s) = 542 sq ft / 50.3 sq m

Store = 42 sq ft / 3.9 sq m

Total = 8074 sq ft / 750 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Rohrs and Rowe. REF: 922051





**Services:** Gas central heating, mains water, mains drainage & mains electricity.

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