



MAY WHETTER & GROSE

**PIPERS POOL, 11 THE TERRACE, PENTEWAN, PL26 6DE
GUIDE PRICE £550,000**



ENJOYING BREATH TAKING VIEWS FROM AN ELEVATED POSITION, IN ARGUABLY ONE OF THE BEST POSITIONS WITHIN THE COASTAL VILLAGE OF PENTEWAN. SET WITHIN WELL KEPT MANICURED FORMAL GARDENS IS THIS CHARMING SPACIOUS FAMILY RESIDENCE WHICH OFFERS GREAT SCOPE AND POTENTIAL. VIEWING IS HIGHLY ADVISED TO APPRECIATE ITS POSITION AND OUTLOOK DOWN OVER THE HARBOUR AND

ACROSS THE BEACH. EPC - E

SEE AGENTS NOTES



Location

Pentewan is a small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the sailing club and school, beach, cafe, Post Office, garage, restaurants and pub, with pleasant woodlands walks and cycle path. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers shopping, educational and recreational facilities. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions

Come into the village of Pentewan, past the Pub on the left hand side. Follow around and you will be in the square. The property will be seen across the harbour in an elevated position, carry on past the harbour on the right hand side heading back out of the village, head up the hill approximately 100 yards turn right onto The Terrace. Follow the private road to the end where you will see a granite stone pillared driveway.

Accommodation

The driveway widens with granite steps and handrail down to the property. To the left is the South West Coastal Footpath.

The welcoming steps lead down to a further paved patio area, with door underneath the garage and storage room. Further steps and handrail meander down through the formal gardens to the covered front entrance. A curved front door with obscure glazed light panels and ornate door knocker opens through into welcoming hallway.

Hallway



Embedded welcome mat and solid strip wood flooring to both sides with skylight above. To the right, leads to two bedrooms and family bathroom, to the left opens out into a welcoming family room area with double glazed doors leading out onto the sun terrace to the

front where you enjoy fabulous views down over the harbour, village and countryside beyond. Open door arch through into kitchen and door back into the dining area.

Formal Lounge

8'8" widening 16'8" max x 27'11" (2.65 widening 5.09 max x 8.52)



Focal point of slate stone fireplace surround, hearth and display shelving. Double glazed bay window with bench seat beneath where you can sit and enjoy the fabulous views with radiator to the side. Further double glazed window with slider opening out towards the coastline.

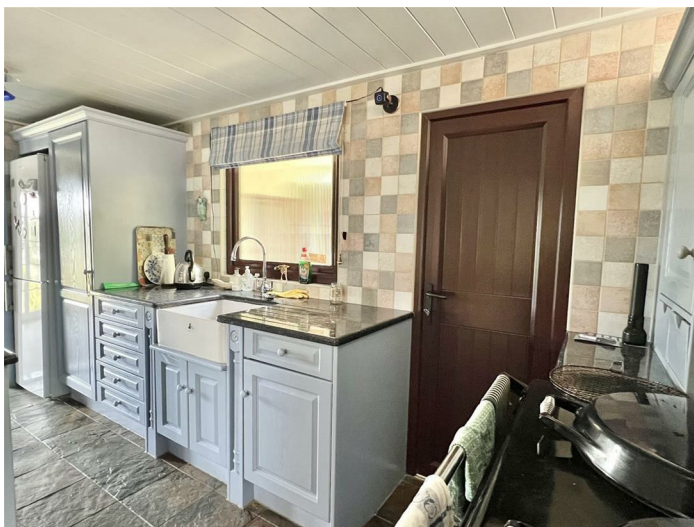




Dining Area
14'5" x 13'0" (4.40 x 3.97)



Kitchen



The feeling of space is enhanced by the high ceilings and large double glazed window. Feature slate stone wall and recessed display cabinet with radiator to the side. Door leads back into the formal family living area with further door through into utility and shower room and onto the third bedroom.



Open doorway into kitchen. Wedgewood blue coloured Cottage styled wall and base units with open display shelving complimented by polished coloured granite worksurface over incorporating Belfast sink with mixer tap and inset space for Aga. All finished with slate stone flooring which leads through an open archway through into the dining area.



Step down into this area with tiled flooring and part

exposed outside stone wall with stable door opening to the coastline and beach with high level glazed window to the side with slate sill. There is also a porthole window forming part of the original property.

Cloakroom/WC

6'7" x 11'9" (2.02 x 3.59)

With double glazed window to the side. Hand basin set into work surface with storage beneath. Salon style opening door into tiled shower cubicle.

Bedroom

11'5" x 14'8" - max into bay (3.49 x 4.48 - max into bay)



Door into shelved cabinet. This room is currently used as a bedroom and also has a slate stone fireplace and raised hearth with open grate and mantle over. Double glazed window to side enjoying views down over the harbour and countryside beyond. Double glazed bay window with coastline glimpses with electric heater beneath. Finished with exposed wood flooring, wood panel wall surround. High ceilings with exposed beams.



To the far end of the living area doors through into bedrooms and bathroom.

Bedroom

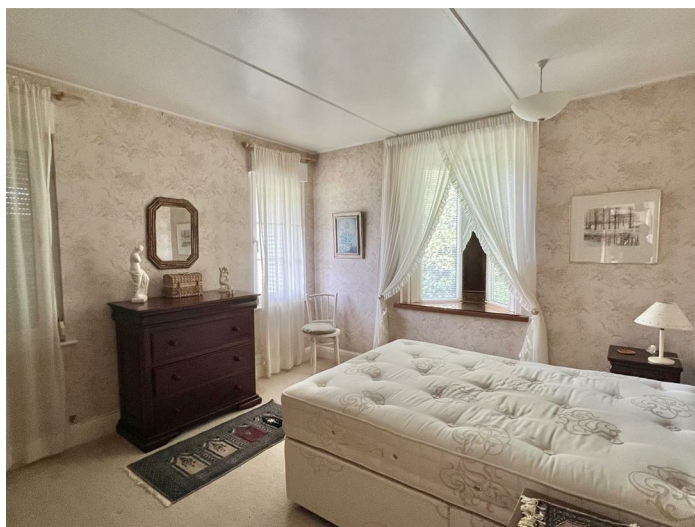
8'9" x 13'0" - max (2.69 x 3.97 - max)



Two large double glazed windows from where you can also enjoy wonderful views down over the formal gardens, terrace, harbour and village.

Bedroom

13'0" x 11'11" (3.98 x 3.64)



Two large double glazed windows also enjoying a similar outlook with one bay style to the side elevation. This bedroom also benefits from in-built wardrobe storage and drawers.

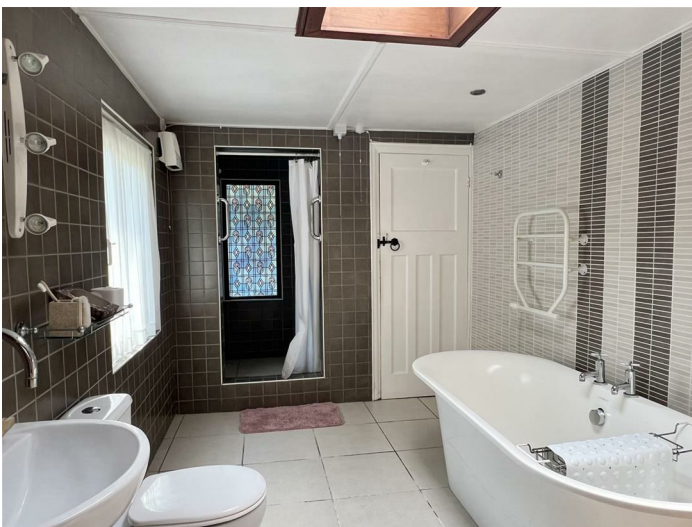


Outside



Bathroom

13'0" x 7'8" plus recess into shower (3.98 x 2.34 plus recess into shower)



Free standing roll top style bath with central mixer tap. Low level WC and hand basin. Shower. All with part tiled wall surround finished with recessed spotlighting. Light provided by two obscure double glazed windows plus skylight.

This property is set within beautifully landscaped and tiered gardens, with an abundance of plants, shrubbery and maturing trees and palms. Pathways meander throughout the private areas. The South West Coastal Footpath goes up through part of the properties garden area from where you can walk down to the beach, village and harbour below.

Back towards the driveway there is the wonderful curved walled garage with room beneath.



To the front a paved patio area enjoys a high degree of privacy whilst taking in the breath taking views.

Room Beneath Garage

18'7" x 10'2" widening to 14'11" approximately (5.67 x 3.11 widening to 4.55 approximately)
 Door into the room. Offering both power and light.
 Double glazed window to the front with fixed glass brick panel to the side.

Garage



Council Tax Band - E

Up and over garage door to front and widens internally.
 Also with power and light and there is also a tap and four glazed picture windows enjoying the fabulous views.

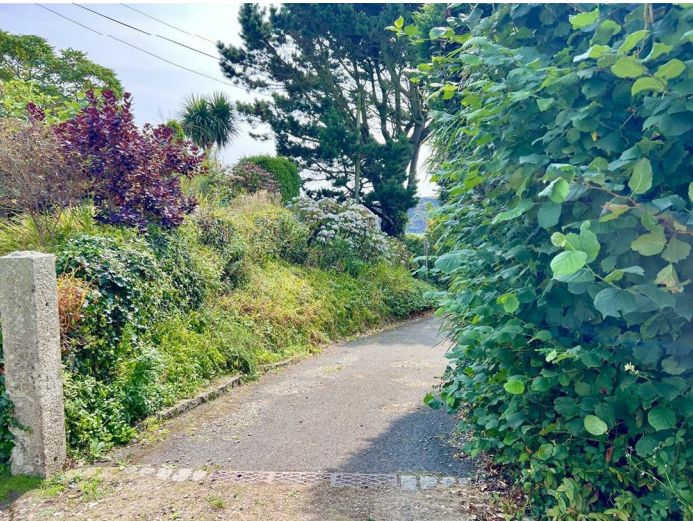


Broadband and Mobile Coverage



Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services



None of the services, systems or appliances at the property have been tested by the Agents.

Viewings



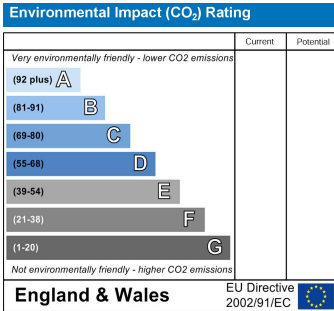
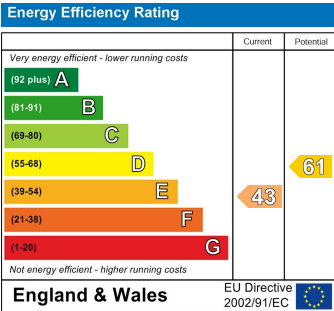
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise

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Agents Notes



South West Coastal Footpath does go through part of the properties outside area. We hold copies of the Title registry.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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