



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9031

£995,000

Jarawac,
Trevarrick Road, St Austell, Cornwall, PL25 5JR

FREEHOLD



An absolutely exquisite, immaculately presented, detached residence, believed to have been built in the late 1950s and greatly enlarged to create a vast very contemporary house of considerable individuality and very impressive architecture. In an elevated and extremely private setting, at the end of a gated driveway and commanding superb far reaching views over the town and surrounding countryside. With over 3,600sq.ft. of accommodation, up to 8 bedrooms, a huge sitting/dining room, a broad sun terrace, heated swimming pool, a 1 BEDROOMED ANNEXE and a detached double garage.





SUMMARY OF ACCOMMODATION – In all, about 3,626sq.ft.

Ground Floor: entrance hall, living/dining room, kitchen/breakfast room, utility room, wc.

Lower Ground Floor: shower/wet room, family room, bedroom 6, study.

First Floor: bathroom, bedroom 3, bedroom 4, bedroom 5.

Second Floor: large landing, principal bedroom with en-suite bath/shower room, guest bedroom with en-suite shower room (both with access to a shared balcony).

Outside: broad paved gated entrance driveway, detached double garage. Large lawned rear garden with heated swimming pool, broad paved terraces and well stocked deep borders, summerhouse, shed.

GYLLY FLAT

Open-plan kitchen/dining/sitting room, double bedroom, shower room with utility cupboard off.



DESCRIPTION

Jarawac was constructed, we believe, around the late 1950s and comprised a two storey section on one side with a large single storey section housing the reception areas and kitchen. The property has now been completely transformed with an imaginatively designed and superbly executed substantial extension which was completed in 2008 and brings the overall accommodation to approximately 3,600sq.ft. The superbly presented and extremely flexible accommodation now provides up to six to eight well proportioned bedrooms (two en-suite), two reception rooms and two separate shower/bathrooms. The entrance hall is a magnificent introduction to the property being double height with a suspended staircase across to the first floor extension, all finished in solid oak, polished stainless steel and glass. To the right of the entrance hall is a large open-plan sitting room/dining room with underfloor heating and a bank of three quarter height double glazed windows and doors overlooking the rear garden and swimming pool. Two doors open onto the kitchen/breakfast room and



the kitchen is beautifully presented and very contemporary with a range of handleless soft close base units under a dark worktop with an impressive central island and a range of high end integrated appliances. Off the kitchen/breakfast room is a utility room and separate wc.

To the left, off the entrance hall, stairs descend to the lower ground floor which comprises a shower room, family room, bedroom and study (all three rooms could be bedrooms). On the first floor there is a bathroom and three large bedrooms with an impressive suspended staircase above the entrance hall, accessing the two main bedrooms. The superb principal bedroom suite has built-in wardrobes, double glazed doors out onto a large balcony which overlooks the gardens and provides superb far reaching views over the surrounding countryside as well as a beautifully appointed en-suite bath/shower room with a large oval freestanding bath, separate shower and 'his and hers' white ceramic sinks. The guest bedroom is also very spacious and beautifully appointed with double glazed doors out onto the balcony which is shared with the principal bedroom. The flexible accommodation could provide up to eight bedrooms in total in the main house.



The property is set at the end of a long private drive, accessed from a private road, within generous gardens of approximately 0.6 of an acre plus the driveway. Electrically operated timber vehicular gates open onto a brick paved driveway leading up to the large double garage. Our clients have converted the first floor above the garage into a beautifully appointed one bedroom apartment with a separate shower room and an open-plan kitchen/dining/sitting room.

The majority of the gardens lie to the rear of the property and are beautifully private with a large expanse of lawn and a broad paved terrace along the rear of the property stretching out to surround the heated swimming pool and a barbeque area. There is a vegetable garden, two summerhouses and a greenhouse as well as deep, well stocked and colourful borders. The attractive views over open countryside can be enjoyed from the gardens.

LOCATION

Trevarrick Road is a well favoured private road on the western side of St Austell mainly comprising larger detached houses in mature gardens all with easy access of the rebuilt town centre which now provides an improving array of retail facilities and growing commercial and leisure facilities. There are out of town trading estates, supermarkets and sports clubs including football, cricket and rugby with the town centre also hosting a large leisure centre. St Austell has access to some beautiful coastline nearby offering wonderful sandy beaches at Duporth, Porthpean (which also has an active sailing club), Charlestown and Carlyon Bay where there is also a superb 18-hole Links golf course. There are further golf courses available at Porthpean and Polgooth with other nearby attractions including the Lost Gardens of Heligan and The Eden Project. St Austell is well catered for in terms of nurseries, primary schools and two secondary schools within the town itself and further ones in Tregony and St Stephens. St Austell has a mainline railway station providing a direct link to London Paddington (travel time approximately 4½ hours) and there is easy access by road to both the A38 and A30, both of which remain largely dual carriageway all the way to Plymouth and Exeter, from Exeter they link with the M5 and the A303 to London.

THE ACCOMMODATION COMPRISES (all floor plans and dimensions are approximate)

Deep recessed entrance with quality cut granite steps up to a large semi circular entrance with outside courtesy light. UPVC opaque double glazed front door with screens on either side, opening onto the:-

ENTRANCE HALL – 19'3" x 5'10" broadening to 9'6" at the rear. Vaulted ceiling into the apex at over 18'. Large uPVC double glazed sliding patio door and adjacent screen with further windows above, opening onto the rear terrace and swimming pool. Large built-in storage cupboard with electric circuit breaker boards and zone controls for underfloor heating and twin opening oak panelled doors to the front. Two high level Velux double glazed skylight windows, multiple ceiling downlighter points and two wall light points. There is an impressive feature open tread staircase ascending to the first floor from one side, finished in exposed hardwood, polished stainless steel and glass. Telephone point, wall mounted thermostatic control for the central heating, on one side twin opening oak framed glazed doors open to the:-

LIVING / DINING ROOM – 25'9" x 25'2". Double aspect with a large bank of three quarter height double glazed sliding patio doors and large three quarter height windows providing panoramic views over and opening onto the rear terrace, gardens and swimming pool. On the opposite side of the room is a further full width bank of uPVC double glazed windows, overlooking the front. A central island has a built-in Barbas log effect gas fire which is double sided, exposed to both living room and dining room. The living room area has a recess for a flat screen television, multiple inset ceiling downlighter points, attractive ceramic tiled flooring, underfloor heating, further multiple inset ceiling downlighters to the dining area. Twin glazed panelled oak framed doors open from this area to the:-



KITCHEN / BREAKFAST ROOM – 25'3" x 17'7"

KITCHEN AREA. The kitchen is beautifully appointed and full of light with an extensive range of soft close handleless cabinets and drawers under dark granite worktop with an inset 1½ bowl Blanco sink and integrated AEG appliances including a tall fridge, freezer and a Neff dishwasher. There are further matching wall mounted handleless cabinets as well as a central island with grey handleless soft close units and drawers under and a dark granite worksurface with an integrated five ring Smeg hob and a Monogram wine chiller, whilst on another wall there is 'floating' soft close

handleless units with three AEG ovens plus a microwave and a warming drawer, recess above for a TV with a dark granite worktop below.



BREAKFAST AREA. Radiator with thermostatic control, twin opening uPVC double glazed doors to the rear terrace, swimming pool and garden plus a glazed door which opens to the living/dining room. Ceramic tiled flooring, inset ceiling downlighter points, frosted glazed oak framed door opening onto:-



UTILITY ROOM – 16'5" x 8'2". Fitted with an extensive range of soft close handleless base units under a dark granite worksurface plus further wall mounted units and a tall utility cupboard opposite, all of which match the kitchen units and worksurfaces, plus a 1½ bowl Blanco sink and drainer, space for a washing machine and a tumble dryer, two opaque glass double glazed windows plus a uPVC double glazed door which opens to the rear sun terrace and garden. Sliding pocket door to:-



WC. WC, wall mounted wash basin with tiled splashback and two soft close vanity drawers under, opaque glass double glazed window.

To the left of the entrance hall is a stairwell with stairs ascending to the first floor and to the lower ground floor. The stairs have solid oak treads with open risers and chunky, polished stainless steel banisters with glass safety panels.

LOWER GROUND FLOOR

Hallway with radiator and thermostatic control, large built-in storage cupboard with a range of fitted shelving, oak panelled door to the front, further matching doors off, from left to right to:-

SHOWER ROOM. Beautifully appointed fully tiled shower room with large walk-in shower cubicle with double length tray and a rain shower head, wc, cantilevered wash basin with soft close vanity drawer under, heated towel rail, large opaque glass uPVC double glazed window.



FAMILY ROOM (BEDROOM 7) – 14'5" x 11'5". UPVC double glazed door and adjacent screen opening onto a side patio, television aerial point, coved ceiling, radiator with thermostatic control, built-in wardrobe with hanging rail and further storage above.

BEDROOM 6 – 17' x 11'5". UPVC double glazed door and adjacent screen opening onto a side patio, built-in double wardrobe with sets of twin opening doors to front, two of which are mirror fronted. A range of built-in hanging rails, shelving and drawers to the interior, radiator with thermostatic control, coved ceiling.



STUDY (BEDROOM 8) – 11'7" x 8'9". Large double glazed window overlooking the rear gardens, radiator with thermostatic control, coved ceiling, telephone point, TV aerial lead.

From the entrance hall, a flight of oak stairs with stainless steel banisters and glass balustrading ascend to the first floor landing with quality oak panelled doors providing access to the rooms and a large built-in storage cupboard with a range of fitted shelving, further doors off, from left to right to:-

FIRST FLOOR

BATHROOM. A beautifully appointed and fully tiled family bathroom with white panelled bath with rain shower head over, wc, cantilevered wash basin with two soft close vanity drawers under, heated towel rail, large opaque glass uPVC double glazed window.

BEDROOM 3 – 17'3" x 11'5". Along one wall is a range of three double built-in wardrobes all with twin opening doors to the front some featuring frosted glass inset panels and the two central ones having large mirror fronted doors. Large uPVC double glazed window providing panoramic views over St Austell Town, coved ceiling. Radiator with thermostatic control, coved ceiling.

BEDROOM 4 – 12'2" x 11'6". UPVC double glazed window providing panoramic views over St Austell Town, coved ceiling with inset downlighters, radiator with thermostatic control.

BEDROOM 5 – 11'7" x 8'8". Large uPVC double glazed window providing views over the rear garden, St Austell Town and miles of open countryside beyond, coved ceiling, radiator with thermostatic control.

From the first floor landing a flight of open tread solid oak stairs with brushed stainless steel handrails and stanchions and polished glass balustrading. This ascends to a partially floating galleried landing above the entrance hall with multiple inset ceiling downlighters, two Velux double glazed skylight windows, an oak panelled door opening onto a large eaves storage cupboard, LED skirting lighting, three wall light points, oak panelled off to:-

SECOND FLOOR

PRINCIPAL BEDROOM

- 24'1" x 21'7" This is an irregularly shaped room with two deep recesses on one side incorporating a door recess and further recess for wardrobes, dressing tables, etc. The main room has twin opening double glazed doors and full height double glazed screens on either side opening onto a raised stone paved **BALCONY** with brushed stainless steel stanchions handrails and smoked glass



balustrading extending virtually the full width of the property, accessed from both the principal bedroom and guest bedroom suites. There are two large built-in wardrobe cupboards with oak panelled doors to the front, multiple inset ceiling downlighter points, two double glazed Velux skylight windows, three television aerial points, two radiators with thermostatic controls, telephone point, access to eaves storage and further oak panelled door opening onto the:-



EN-SUITE BATH / SHOWER ROOM. White suite comprising a superb feature oval freestanding bath with chromium central hot and cold taps. In one corner there is a fully tiled shower cubicle with built-in shower and chromium fitments. Low level wc, his and hers white ceramic wall mounted wash hand basins with glazed toiletry shelves, wall mounted mirrors and central light above. Tiled wall niches with inset lighting, ceramic tiled floor, fully tiled walls, two uPVC double glazed windows, two radiators with thermostatic controls, extractor fan, coved ceiling with inset downlighters.

GUEST BEDROOM –

16'3" x 14'7". A superb room with part vaulted ceiling on one side and inset double glazed uPVC French door and large window to the side, opening onto the paved **BALCONY**, with stainless steel handrails and stanchions and smoked glazed ballustrading, providing fantastic views over the rear gardens, the edge of St Austell and open countryside beyond, radiator with thermostatic control, television aerial



point, multiple inset ceiling and pelmet downlighting points, loft access, telephone point, oak panelled door to:-

EN-SUITE SHOWER ROOM. A beautifully appointed fully tiled en-suite shower room with walk-in corner shower cubicle, wc, wall mounted white ceramic wash basin, fully tiled walls and floor, coved ceiling with inset ceiling downlighters, extractor fan, wall mounted chromium radiator/towel rail.

OUTSIDE

Jarawac is approached over a long asphalted, privately owned driveway which Jarawac owns but five other properties have a right of access over with a joint responsibility for maintenance. At the top of the drive large gate pillars with cannonball



style tops, support a pair of twin opening, solid wood, electronically operated vehicular gates which open onto a brick paved driveway which leads to a wide parking and turning area sufficient for numerous vehicles and also leads to the detached double garage (see below). On either side of the driveway are raised flower and shrub bed borders, built-in natural stone with slate style capped tops. To the rear of the parking area is a:-

DETACHED DOUBLE GARAGE – 32'9" x 17'9". Two remote controlled up and over doors to the front, electric power and light points, part glazed uPVC door to the side, built-in shelving and workbenches.

To the right of the garage, a flight of paved steps ascend to a paved sun terrace beside which is a further decked sun terrace with a small area of garden to one side and a uPVC double glazed patio door with window beside which opens to:-

GYLLY FLAT

A beautifully appointed self-contained flat, built above the garage with:-

KITCHEN / DINING / SITTING ROOM – 20'8" x 19'1". A superb double aspect room with double glazed triple paned window overlooking the front driveway and across the town, seating area, access to eaves storage, radiator, wooden flooring and doors to the bedroom and shower room.



KITCHEN / DINING AREA. The kitchen comprises a range of soft close drawers and base units under a dark high end worksurface with stainless steel 1½ bowl sink and drainer, integrated Neff dishwasher, undercounter Indeset fridge, CDA double oven with four ring gas hob with stainless steel and glass Beko extractor hood above, a matching central island/breakfast bar with undercounter Indeset fridge, further wall mounted display unit and cabinet with integrated CDA microwave. Doors to:-



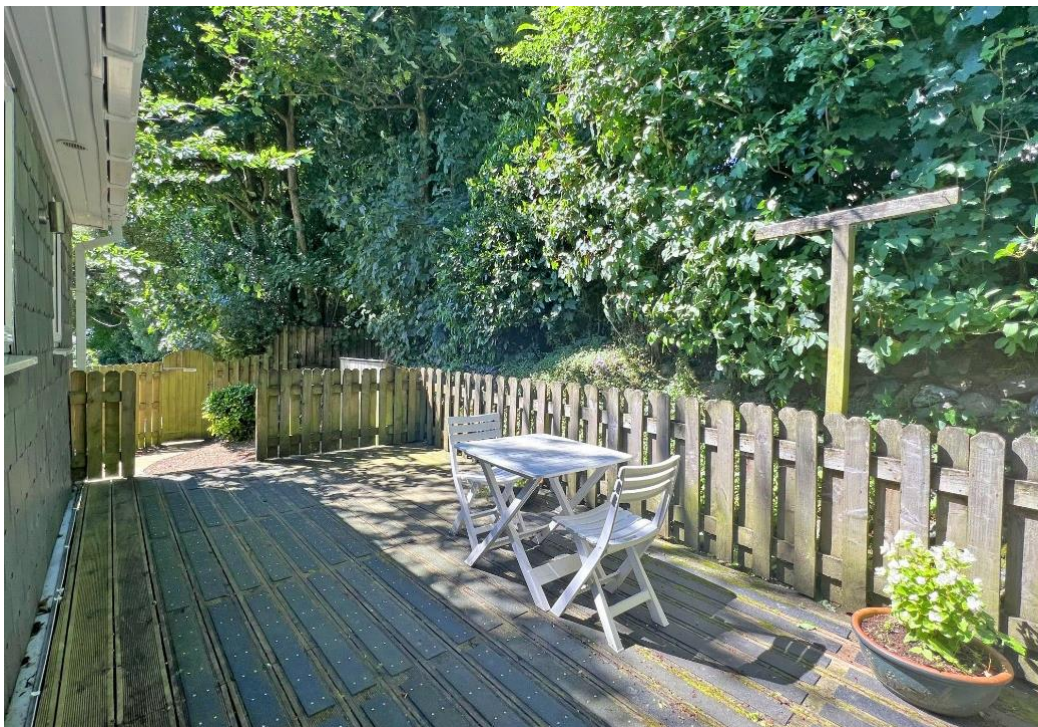
BEDROOM – 13'5" x 11'. A light and spacious double bedroom with open vaulted ceiling and uPVC double glazed triple paned window overlooking the front driveway and across the town, radiator.



SHOWER ROOM. Beautifully appointed and fully tiled with a large walk-in shower cubicle with rain shower head, wc, cantilevered wash basin with two soft close vanity drawers under, heated chrome towel rail, opaque glass uPVC double glazed window overlooking the decked terrace to the rear and door to:-

UTILITY CUPBOARD. With space and plumbing for a washer/dryer, Viessmann boiler.

To the rear of the house and facing south, is a broad stone paved terrace with a wide overhanging wooden panelled section of eaves. The paved terrace leads out into a swimming pool area with a large heated swimming pool with built-in arbour and barbeque area to one side, designated area for a hot tub and wide stone paved surrounds. A flight of steps on one side leads down to further, paved terraced gardens with a wooden pedestrian gate opening back onto the entrance driveway and glazed patio doors which open to the family room and Bedroom 6 on the lower ground floor. This is an excellent area for storage or could be used as a private garden for the lower ground floor accommodation.





The remainder of the gardens are laid mainly to lawn with a hexagonal timber summerhouse to one side of the patio with central twin opening glazed panelled doors and windows on either side. In the far rear corner is a vegetable garden, two summerhouses and a greenhouse. The boundaries are clearly defined by mature trees, hedging, walls and close board fencing which offer a great deal of privacy and shelter, underneath which are well established and well stocked deep borders with granite and wooden walls, all of which combine to offer a great deal of colour and intrigue. These adjoin a large level area of lawn from which one can enjoy superb far reaching views over the town and the surrounding countryside.



Down from the swimming pool is a plant room housing two wall mounted Baxi gas fired boilers to supply domestic hot water and central heating to the house and the heating for the swimming pool, adjacent to this is the filtration and pumping equipment for the swimming pool together with a Santon pressurised hot water tank. Eye level wall mounted electric consumer circuit breaker boards, ceiling light point, power points. Adjacent to this door is an outside tap.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – PL25 5JR.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – F (see www.mycounciltax.org.uk).

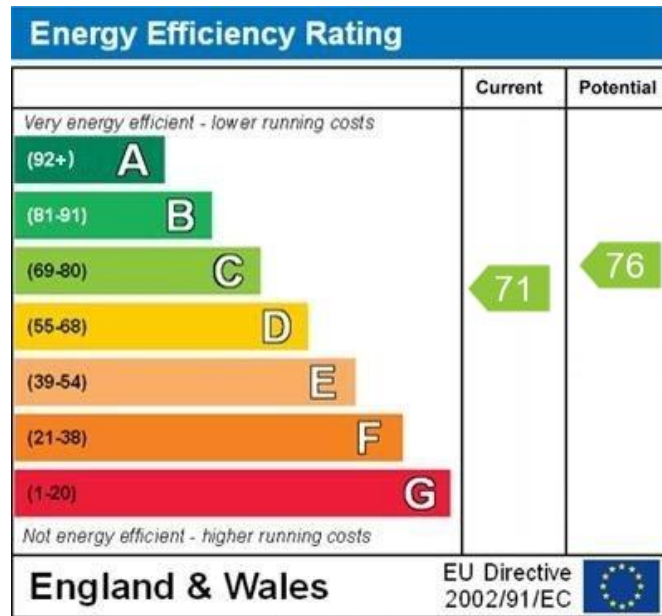
DIRECTIONS – Approaching St Austell from the Truro side, descend into the town on the A390 passing the St Austell Community Centre and Arts Theatre on the right hand side shortly after which bear left towards the town centre. Proceed for 100 yards or so to a crossroads and traffic lights, at which proceed straight across. Trevarrick Road is the third road on the left hand side. Proceed into Trevarrick Road (which is single track), crossing several ramps and just before you get to a crossroads turn left up along a long asphalted drive. Jarawac is the large house at the top of this driveway.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



WWW.EPC4U.COM

Not to scale – for identification purposes only.

Jarawac, Trevarrick Road, St. Austell

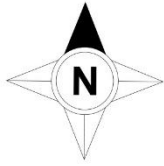
Approximate Area = 3626 sq ft / 336.8 sq m (excludes void & store)

Limited Use Area(s) = 30 sq ft / 2.7 sq m

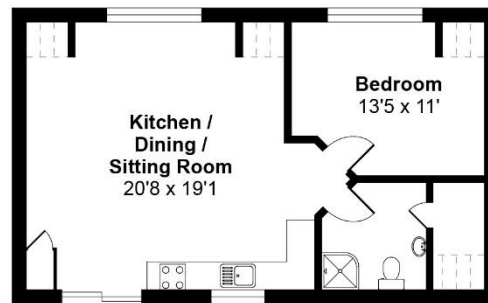
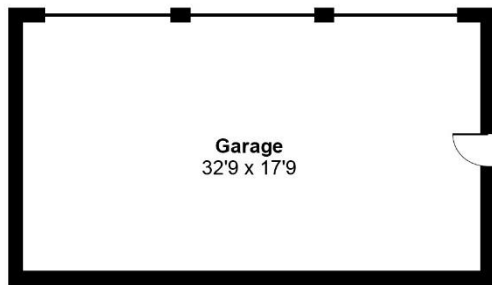
Garage & Apartment = 1184 sq ft / 110 sq m

Total = 4840 sq ft / 449.6 sq m

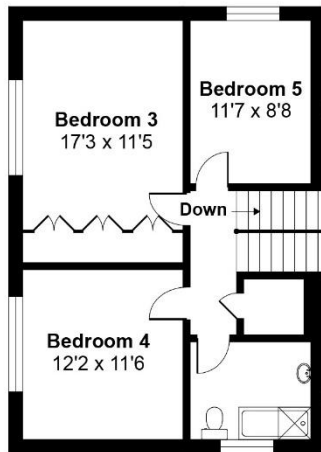
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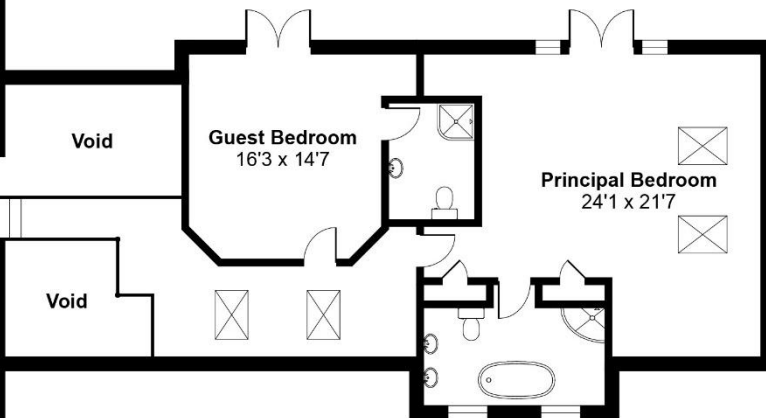
Denotes restricted head height



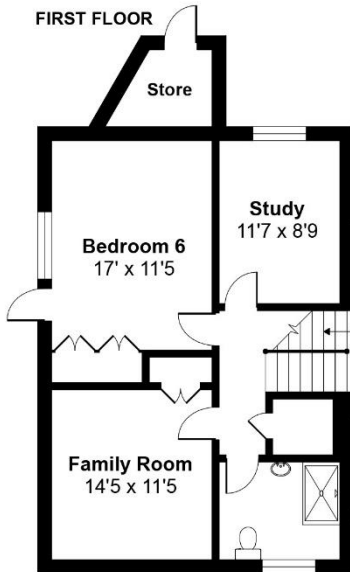
APARTMENT



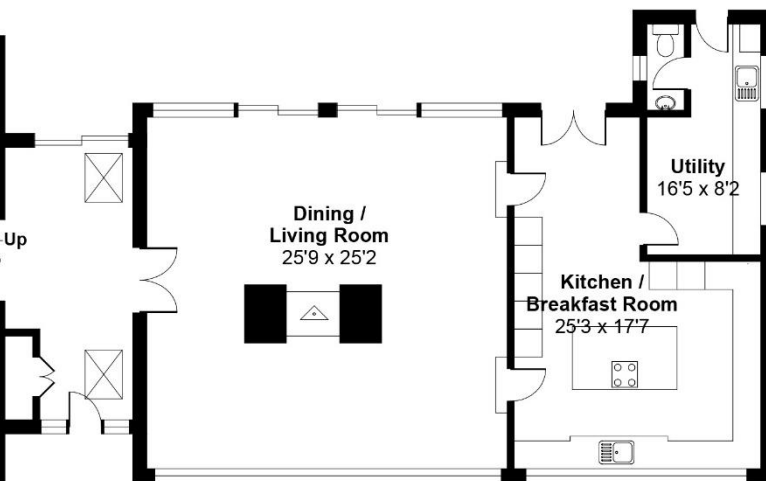
FIRST FLOOR



UPPER FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Lillcrap & Chilcott. REF: 871672

