



ROHRS & ROWE

Piran House
St Minver
Cornwall
PL27 6QJ

- Exceptional detached house completed in 2023
- Built to a high specification
- South-facing position
- Approximately 3,076 sq ft including integral garage
- Five bedrooms, including a ground floor en suite bedroom
- 25'6" kitchen / dining room with large central island
- 22'1" sitting room with feature fireplace and French doors to the garden
- Parking
- Small integral garage useful for storage
- EPC B
- Council Tax Band G



ROHRS & ROWE



GORGEOUS 4 BEDROOM COUNTRY RESIDENCE SET IN STUNNING GARDENS AND GROUNDS OF CIRCA 2 ACRES AND COMPLETE WITH A 1 BEDROOM ANNEXE AND TENNIS COURT.





PROPERTY

An exceptional five-bedroom detached home, completed in 2023 and extending to just under 3,100 sq ft. Built to a high specification by highly regarded local contractor Andreas Construction, the house combines contemporary design with the warmth and character of natural granite and green oak. It is also notably energy efficient, with an EPC B (89), air source heat pump, solar thermal panels and underfloor heating. A spacious reception hall sets the tone for the scale and quality throughout. At the heart of the ground floor is an impressive 25'6" kitchen/dining room, centred around a beautifully fitted kitchen with large island and generous space for family life and entertaining. Alongside is a useful utility room, while the substantial sitting room features a fireplace and French doors opening onto the garden.

An en suite ground-floor bedroom provides excellent flexibility for guests or multi-generational living, with an integral garage and WC completing this level. Upstairs are four further bedrooms, including a generous principal suite with private balcony. Two additional bedrooms are en suite, with a large family bathroom serving the remaining accommodation. Outside, the south-facing property has enclosed paved courtyard areas and parking for several vehicles. The integral garage provides useful storage for bikes, surfboards and sailing equipment.

A rare opportunity to acquire a recently built, highly specified and energy-efficient home in one of North Cornwall's most desirable villages. The property is subject to a principal residence occupancy condition.







LOCATION

St Minver is one of North Cornwall's most desirable villages, positioned just inland from Rock on the eastern side of the Camel Estuary. The parish of St Minver includes Rock, Polzeath, Daymer Bay and Trebetherick, placing the village at the heart of one of the county's most sought-after coastal areas. The village itself has a strong sense of community and offers a range of everyday amenities, including a church, primary school, village hall, shop and the well-regarded Fourways Inn.

The surrounding area is renowned for some of the finest beaches on the north Cornish coast. Polzeath, in particular, is one of Cornwall's most popular beach destinations, well known for its surfing and broad sandy beach, while Daymer Bay and Rock offer excellent conditions for sailing, paddleboarding and a wide range of watersports. The South West Coast Path provides outstanding walking along this stretch of coastline, and for golf, St Enodoc in nearby Rock is widely regarded as one of the finest links venues in the South West. Also very close by is The Point at Polzeath, a highly regarded and family-friendly golf and leisure resort with an 18-hole course, gym, indoor swimming pool, sauna and steam room, tennis and padel courts, together with a restaurant and bar.







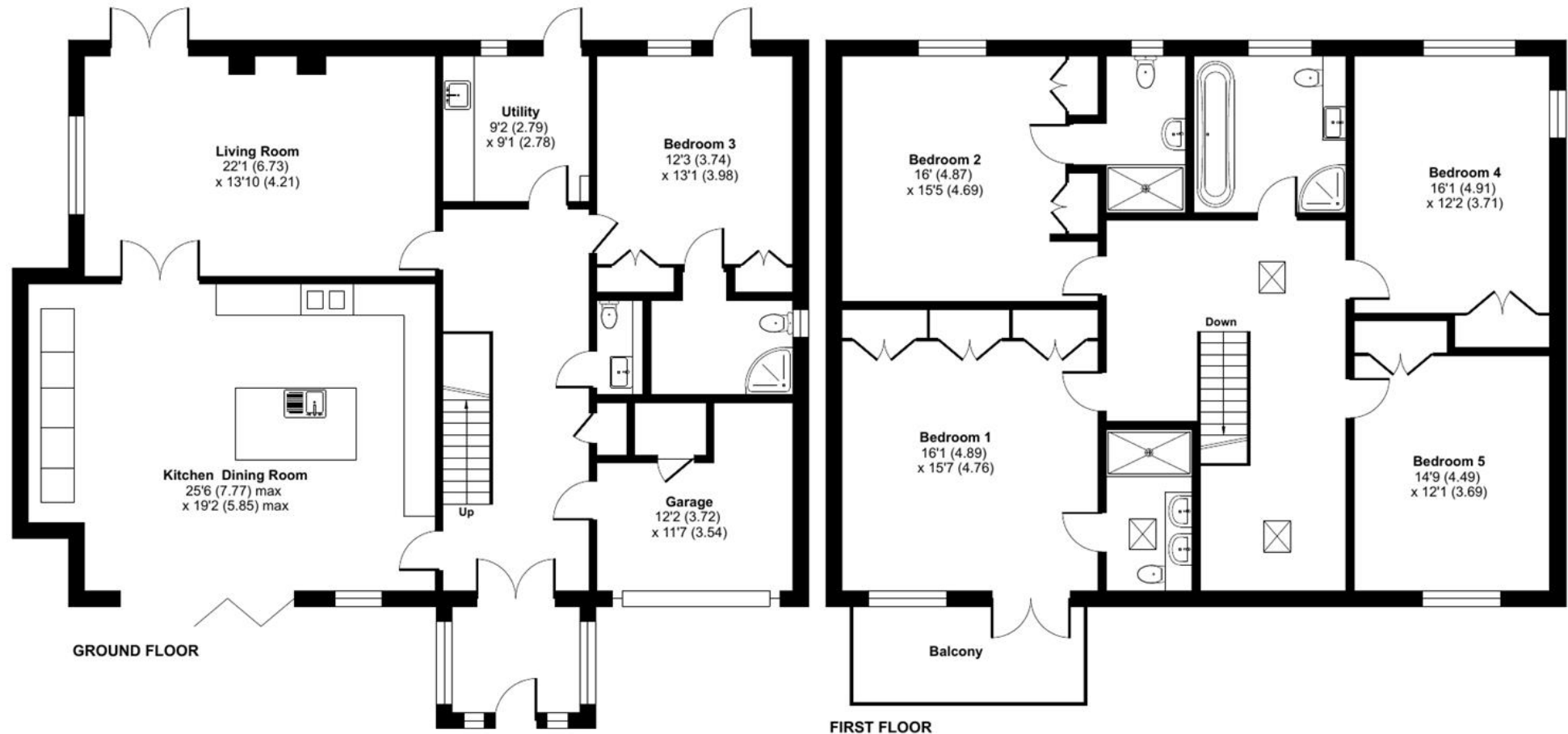
Piran House, St Minver, PL27 6QS

Approximate Area = 2959 sq ft / 274.9 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 3076 sq ft / 285.7 sq m

For identification only - Not to scale





Services: Mains water, electricity and drainage. Air source heat pump and solar thermal roof panels providing heating and hot water, together with underfloor heating.

Occupancy condition: The property is subject to a planning condition requiring occupation as the owner's only or principal residence and it may not be used as a second home or holiday letting accommodation.

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