

STEEP HOUSE, LOWER STEEP HOUSE & OLD PORTMELLON COTTAGE

PORTMELLON • NR MEVAGISSEY • SOUTH CORNWALL



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An outstanding development opportunity to build two stunning detached waterfront properties both set within a development site of about 2 ½ acres. Included within the sale is Old Portmellon Cottage. The existing Steep House is in need of significant refurbishment.

Planning permission PA14/00692 dated January 2014 approved by Cornwall County Council
in June 2015 through Appeal ref APP/DO840/W/14/3001240

Existing Steep House

2 Reception rooms • Kitchen/breakfast room • 9 bedrooms

In need of total renovation or replacement

Approx gross internal floor area: 2,890 sq ft (268 sq m)

Proposed Steep House

5 bedrooms • Detached garage

Approx gross internal floor area: 5,985 sq ft (556 sq m)

Proposed Lower Steep House

4 bedrooms

Approx gross internal floor area: 4,101 sq ft (381 sq m)

Existing Old Portmellon Cottage • Foreshore

In all about 2.5 acres

Mevagissey ½ mile • St Austell 7 miles • Fowey 12 miles • Truro 14 miles (main line station to London Paddington, travelling time approx. 4½ hours)

St Mawes 15 miles • Newquay Airport 17 miles (flight time to London Gatwick/Stansted approx. 1 hour) • Exeter 82 miles

(All distances are and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Steep House, Lower Steep House and Old Portmellon Cottage – For Sale Freehold

Planning approval (PA14/00692 dated January 2014) for Steep House and Lower Steep House was granted in June 2015 by Cornwall Council through Appeal ref APP/DO840/W/14/3001240. The post code is PL26 6PH. The plans have been drawn up by the highly acclaimed West Country architects, Scott & Co, Truro (www.scottandco-buildingconservation.co.uk). The whole property extends to about 2 ½ acres and is approached off Portmellon Road through an impressive, wide entrance. The property currently consists of an un-modernised 9 bedroom house in need of extensive renovation.

The accommodation currently comprises two reception rooms (both of which enjoy far-reaching views), together with a kitchen/breakfast room, utility room, two (or three) bedrooms and a bathroom on the ground floor and seven bedrooms together with three further bathrooms on the first floor. There is ample parking around the house and the gardens are ready to be re-landscaped, if required. The existing main house occupies a stunning, elevated setting above the cove at Portmellon, enjoying expansive, broad views across the beach towards Chapel Point and miles of open sea beyond. Occupying a prominent setting, the house, which faces south-east is set on a plateau amidst sloping lawned gardens with, to the eastern side, a paddock.

Proposed Steep House

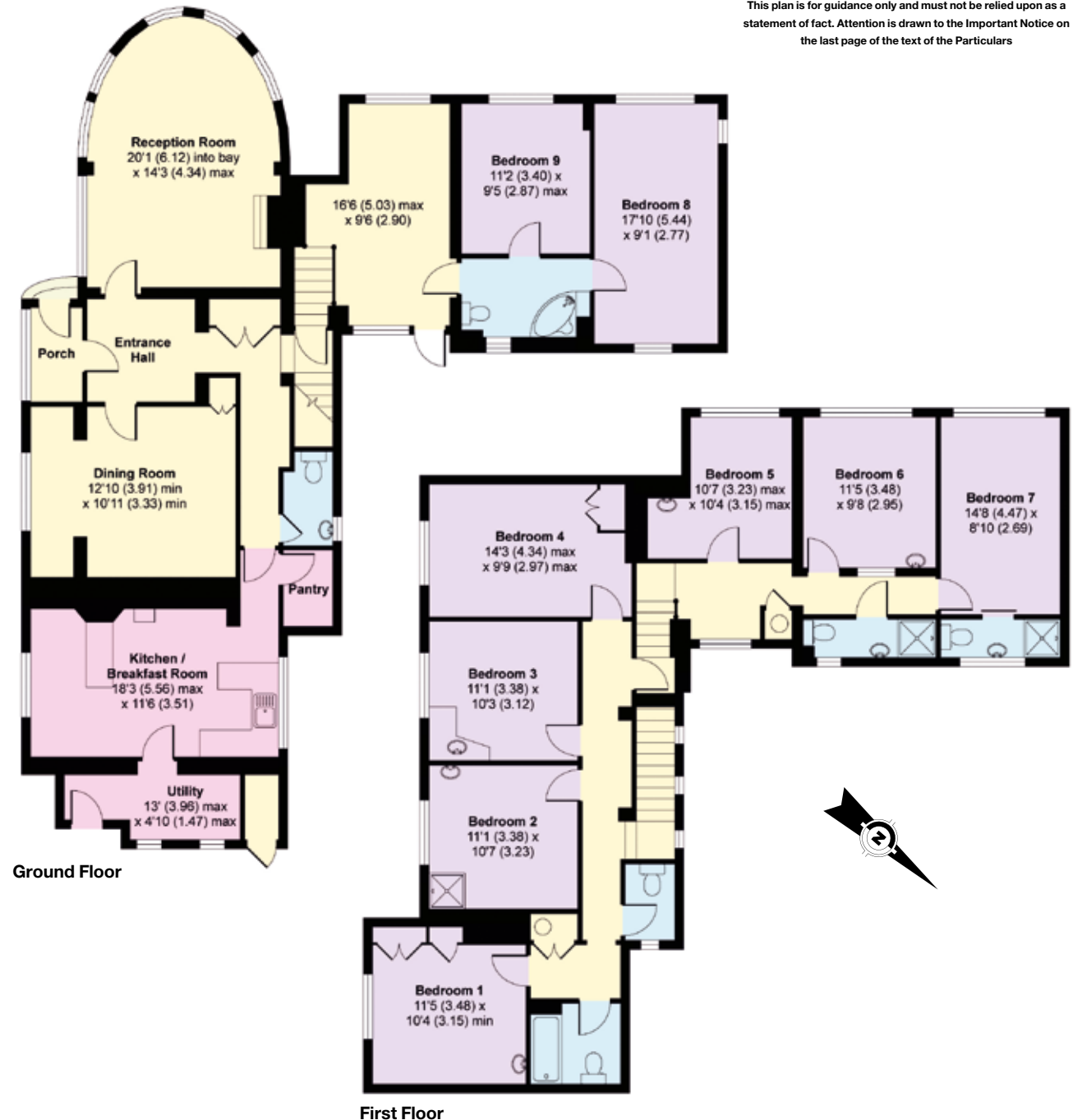
Plans have been approved for a stunning home on the site of the existing house. The ground floor will consist of a kitchen, dining room, living room and study. It will have an impressive, curved entrance lobby that leaves through into a reception hall. Stairs will lead up to the first floor which will consist of 5 bedroom suites. The principal bedroom will also have its own dressing room.

The detached double garage will have a first floor above and foundations have already been laid.

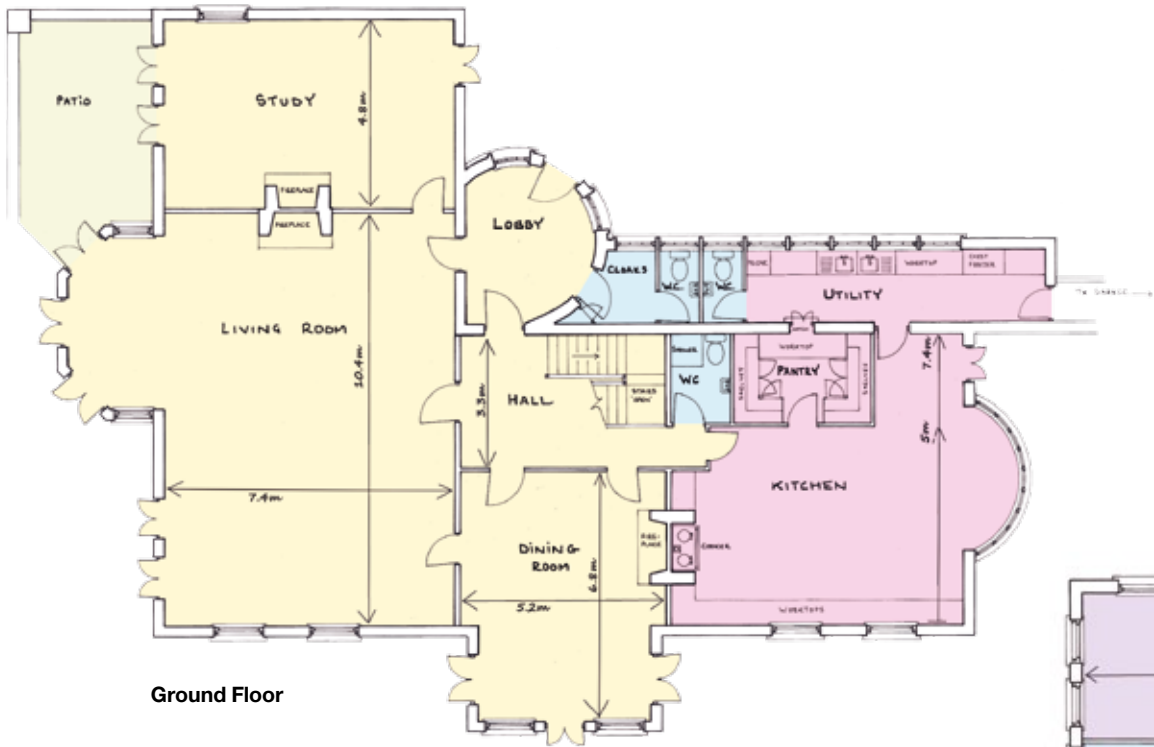
Steep House – existing floor plans

Approximate Gross Internal Floor Area
268 sq.m/2890 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Steep House – proposed plans



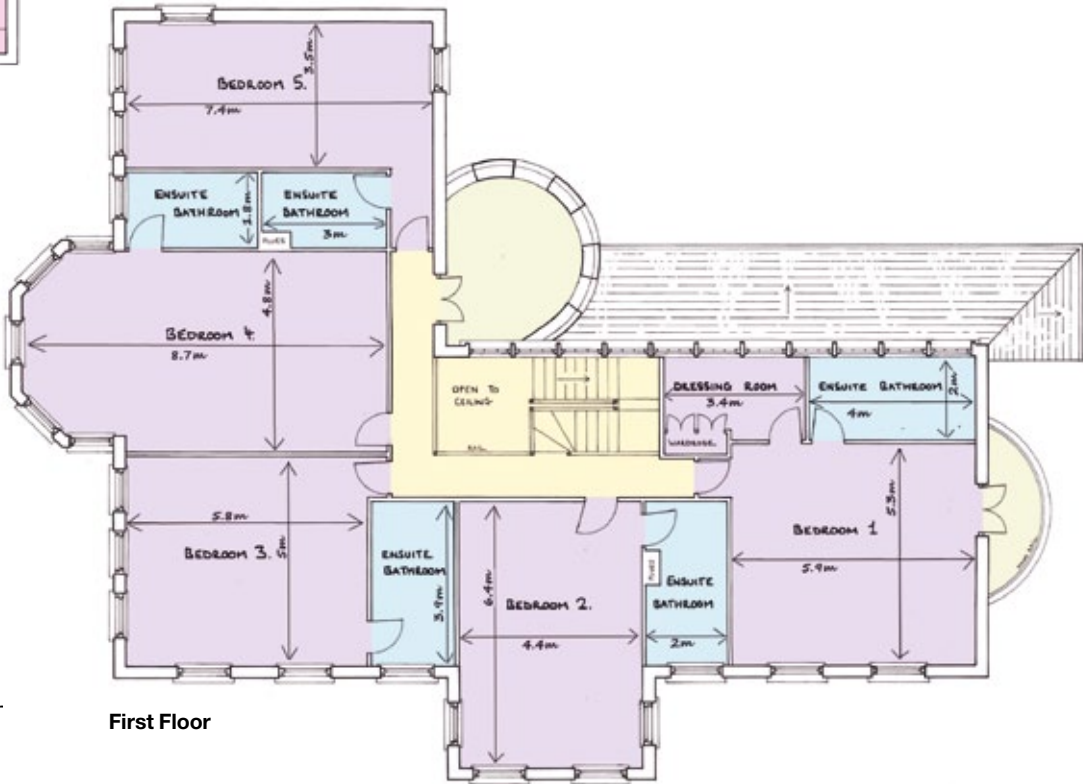
Ground Floor



West Elevation



South Elevation



First Floor

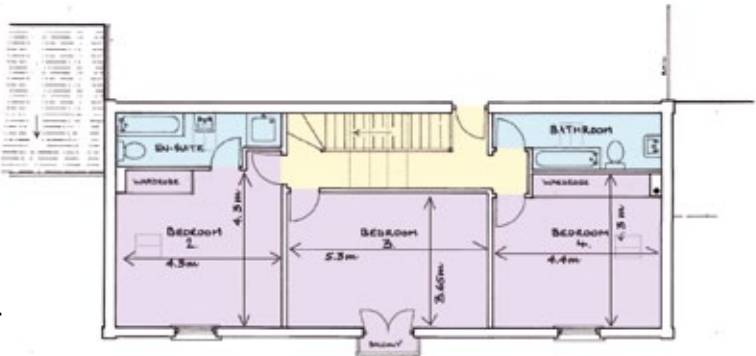
Lower Steep House – proposed plans

North Elevation

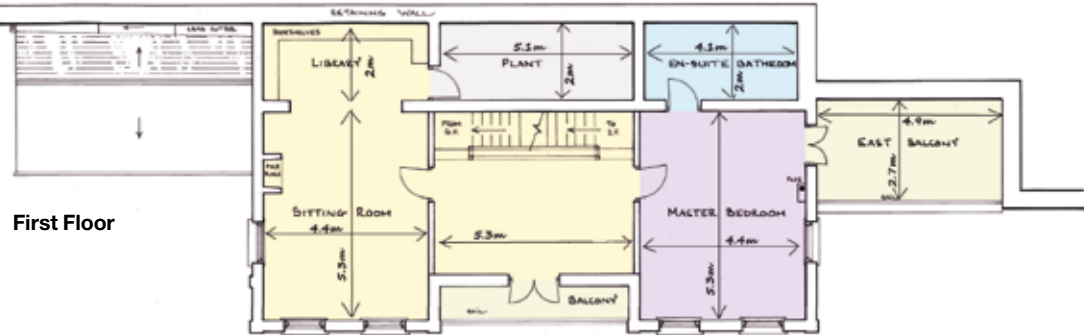


South Elevation

Second Floor



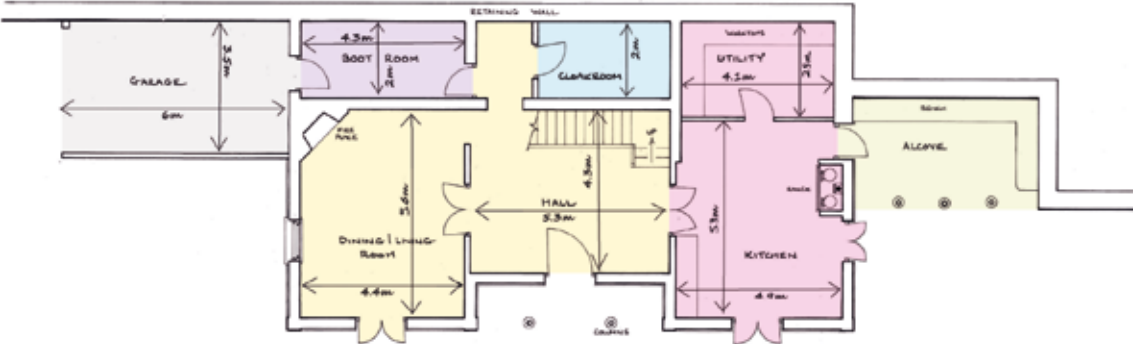
First Floor



Proposed Lower Steep House

Plans have been approved for a lovely detached family home that will consist of a kitchen/ breakfast room, reception hall, dining/living room, utility room and integral garage on the ground floor. The principal bedroom has its own dressing room and bathroom. A sitting room and library will be on the first floor. There will be three further bedrooms and two bathrooms on the second floor. The house will have its own garden.

Ground Floor



Existing Old Portmellon Cottage

The cottage currently does not have full residential use and is not Listed. Originally it was a fisherman's cottage and is believed to be one of the oldest dwellings within Portmellon. It consists of two stories and the roof has recently been re-done. It has mains drainage.





Gardens and grounds

There is pedestrian access to the rear of the property.

The property also owns two areas of foreshore that are illustrated on the plan on page 10.

South Cornwall

The south coast of Cornwall is renowned for its safe bathing, rocky inlets, sailing and boating, free from the pounding surf and strong tides of the Atlantic Ocean. Steep House occupies one of the best waterfront sites within Portmellon.



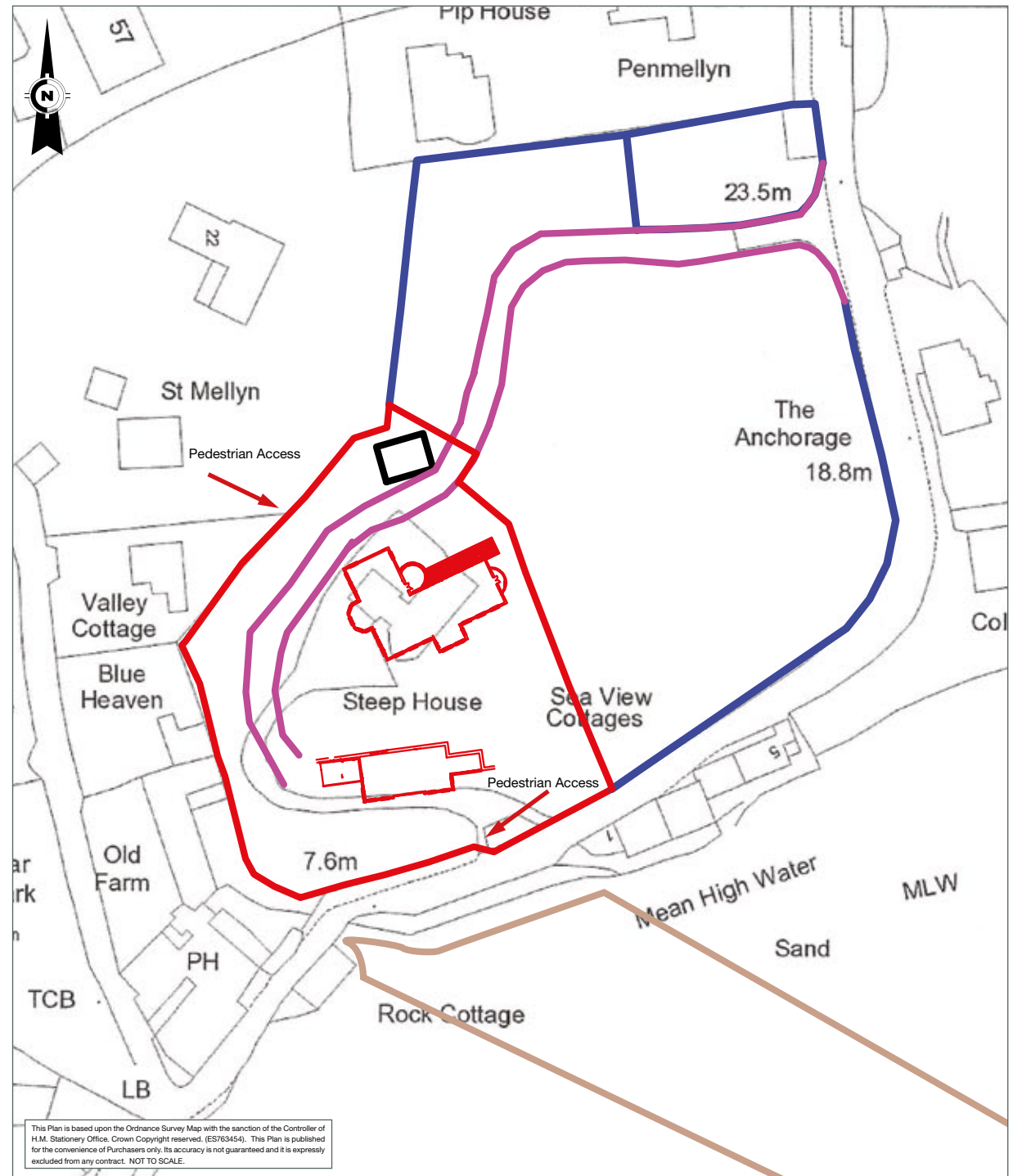
Shopping: Portmellon has a popular inn and the fishing village of Mevagissey to the north has a range of shops, restaurants and pubs. St Austell is about 7 miles away and provides a much wider range of shopping facilities, including large supermarkets, with the high street recently having undergone a multi-million pound rebuild and development programme. To the west, the city of Truro provides an excellent array of shops, leisure and commercial facilities.



Travel: Communication links are good; there is a mainline train service from St Austell to London Paddington (about 4 hours). There are also links to the A390/A38 or the A30 to the M5 at Exeter. Newquay International Airport (20 miles) has a daily flight to London Gatwick. Exeter Airport and Bristol Airport provide a wider range of international and domestic flights.



Recreation and leisure: The south coast of Cornwall is renowned for its safe bathing, rocky inlets, sailing and boating, free from the pounding surf and strong tides of the Atlantic Ocean. The South West Coastal Footpath provides access to superb scenery to both the north and south, along some of the prettiest sections of Cornwall's coastline, with this area of Cornwall being noted for its mild climate, together with the Lost Gardens of Heligan and, just to the north of St Austell, the world-renowned Eden Project. Mevagissey is located almost equi-distant to the historic town of Fowey, and yachtsman's haven of St Mawes – locations that are world-renowned and much sought-after as locations to live, but also for those in search of the best-positioned holiday homes on the south Cornish coast.



Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

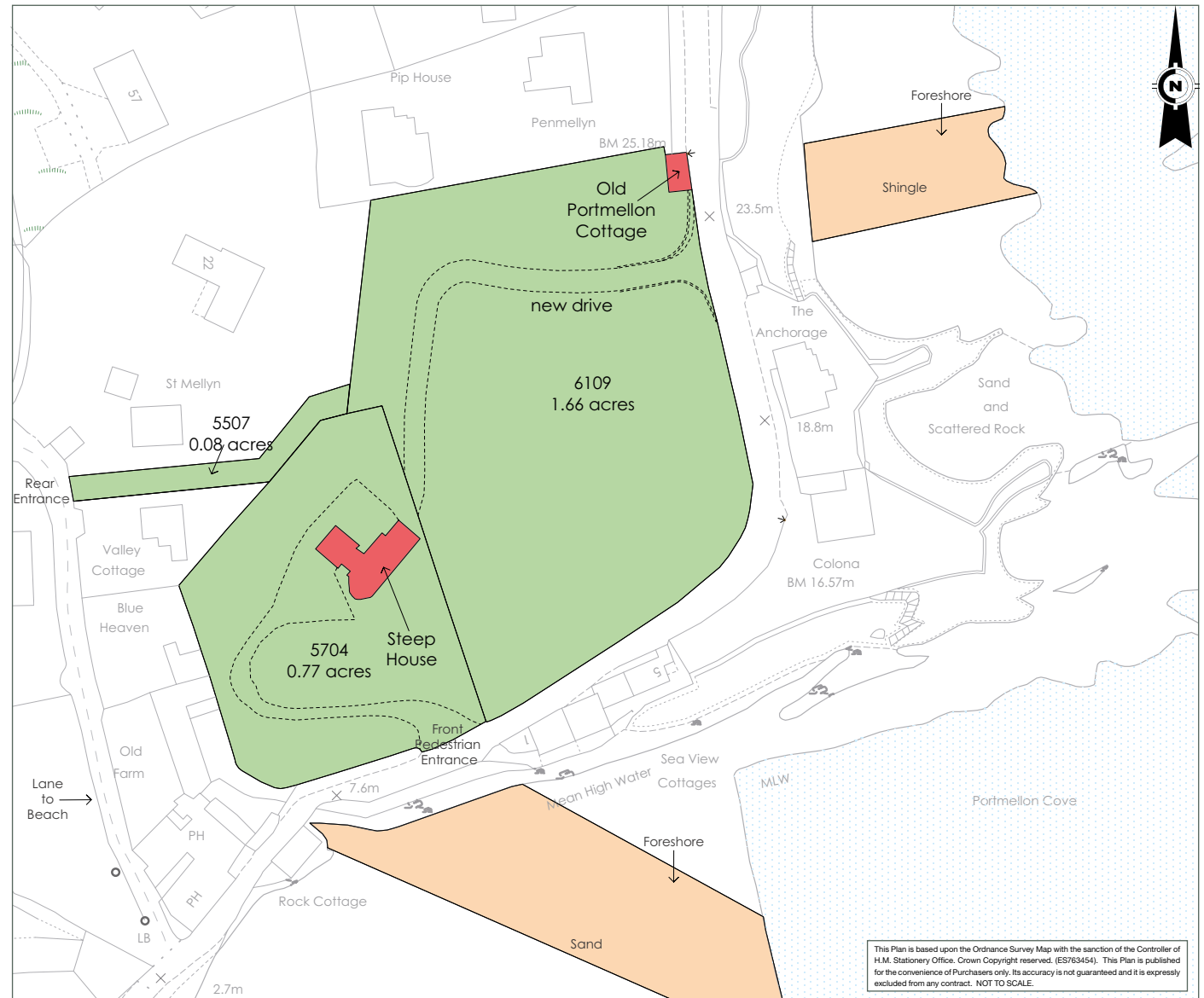
Cornwall County Council: 01208 262800.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

Directions (PL26 6PH)

From St Austell, turn left on the B3273 (signposted Mevagissey 5½ miles). Follow this road and after passing Pentewan Beach, climb up the hill and follow the signposts into Mevagissey. Drive straight through the centre of Mevagissey heading up out of the town along Polkirt Hill, with the harbour on your left hand side. Follow this road, now following signs to Portmellon and turn left onto Portmellon Road heading down the hill towards the cove and keeping the sea on your left hand side. As you drive down the hill into Portmellon, the entrance to Steep House is on the right hand side.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	26	41



