



Sunnyvale Meadow

Hewas Water

Sunnyvale Meadow, Hewas Water, St Austell, PL26 7JF

Sunnyvale is an exclusive development of only six detached family homes situated in the hamlet of Hewas Water, hugely convenient for the stunning and unspoilt Roseland peninsula with its rolling countryside and miles of coastline.

Distances

Polgooth Inn – 2.2; Cornwall Hotel & Spa – 3.3;
The Lost Gardens of Heligan – 3.5; St Austell
(mainline rail) – 4.2; Pentewan Sands – 4.7;
Tregony – 5; Mevagissey – 5.3; Charlestown – 5.5;
Caerhays Beach & Castle – 7; Hemmick Beach –
7.5; Truro – 9.7; Eden Project – 11; Fowey – 12;
St Mawes – 14.6; Cornwall Airport (Newquay) – 14.4

(All distances are approximate and in miles)

The location

The development is located within the hamlet of Hewas Water, conveniently situated for Truro, St Austell and the beautiful Roseland Peninsula. Village amenities are available within the nearby village of Sticker, including a local shop and public house.

The Roseland itself is one of Cornwall's most unspoilt areas with an inspiring combination of harbour villages and rolling rural countryside. The waterside village of St Just in Roseland, famous for its ancient church, Portscatho, Portloe and Veryan combine beautifully with some of the county's finest beaches to create a sensational place to live. Cornwall's A30 is within 7.5 mile and provides easy access along the length of Cornwall. Surfing beaches along Cornwall's rugged north coast are easily accessible with Newquay just 15 miles' distant.

Sunnyvale is situated within close proximity of everything needed to embrace the very best and most varied aspects of Cornwall's idyllic lifestyle.





The property

- Selection of six detached houses
- Beautifully designed and thoughtfully arranged accommodation
- Well-proportioned and spacious – in excess of 2,100 sq ft (including garaging)
- Timber frame with block outer skin with a natural slate roof
- Oak framed porch and welcoming entrance hall
- Triple aspect full depth open plan kitchen / dining room featuring two sets of French doors opening out to the terrace and gardens
- Well-appointed kitchen with fitted AEG appliances, including fridge/freezer, dishwasher, hob and double oven, with peninsular breakfast bar
- Separate utility room with covered access to garaging
- Sitting room with French doors to the terrace and gardens
- Ground floor cloakroom/WC
- Spacious double aspect master bedroom with through dressing area to en suite shower room and French doors to oak framed balcony
- Three further double bedrooms
- Family bathroom

The garden and parking

- Lawned gardens with Cornish stone walling bordering stream
- Paved terrace with access to family kitchen / dining room and sitting room
- Double garaging with electric door
- Driveway and additional parking to side of garage

Agent's note

Please note that the photos used are of Unit 1, the same layout as Unit 2 - 6

Services, tenure and general information

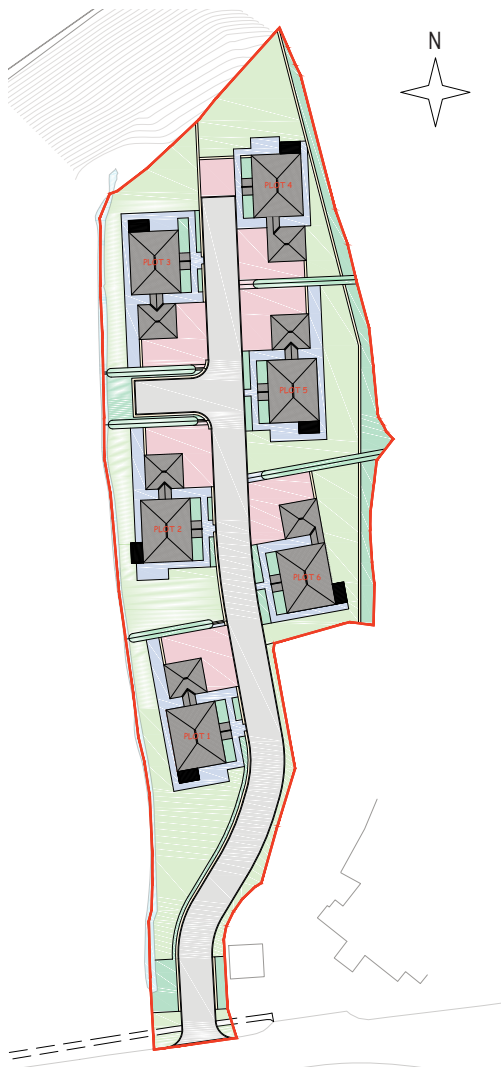
Freehold. Mains drainage, electricity and water. Air source heat pump. Underfloor heating on ground floor and radiators on first floor. 10-year Buildzone warranty.

What3Words: ///released.limes.musically

Directions:

Travelling through Grampound from Truro, continue on the A390 for approximately two miles. Turn right, signposted Sticker and Hewas Water, and Sunnyvale will be found on the left-hand side after 350 yards.

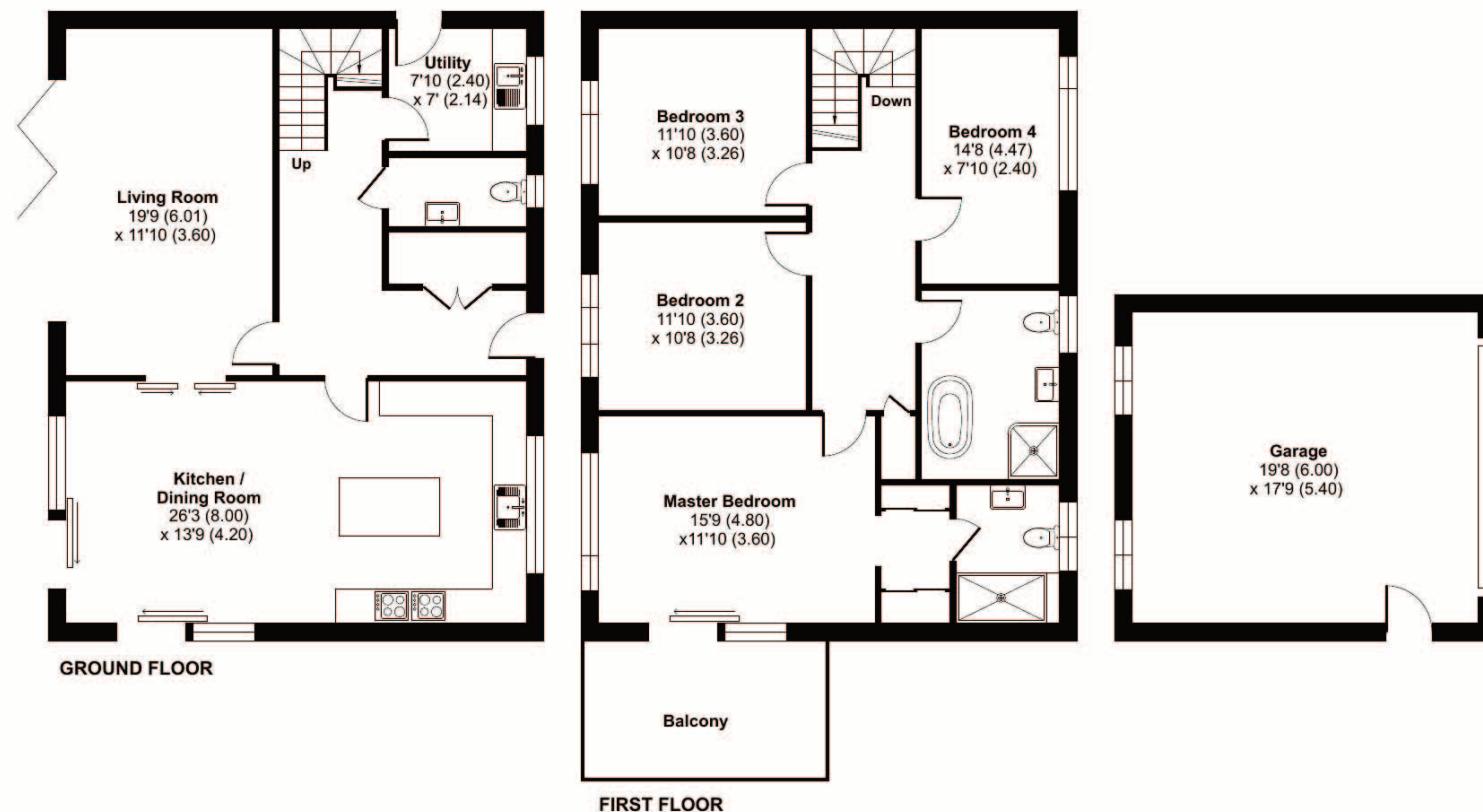




Sunnyvale, Hewas Water, St. Austell, PL26

Main House = 1778 sq ft / 165 sq m
Total = 2127 sq ft / 197.5 sq m (includes garage)

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 Shore Partnership Limited. REF: 799898

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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contact@shorepartnership.com | 01872 484484