



Hillcrest

Tywardreath, Nr. Fowey, Cornwall

Architecturally striking, 4,722 sq. ft. statement new home with stunning sea and rural views

A dramatic, over 4700 sq. ft. high specification new home with a stone and reclaimed Delabole slate façade, intricate attention to detail, A rated EPC with panoramic views across the valley and St. Austell Bay and the opportunity to design your own interior with the developer.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



LARGE DRIVE & GARAGE



0.55 ACRES



FREEHOLD



RURAL/ VILLAGE



4722 SQ FT



**GUIDE PRICE
£2,250,000**



The property

This incredibly unique statement new home is an architectural masterpiece clad in local Cornish stone, black timber cladding and reclaimed Delabole slate tiles with intricate lead detailing, designed to create a strikingly modern home from traditional local materials that blend beautifully into the landscape.

The build is very well advanced, presenting a rare and exciting opportunity for a buyer to take an early involvement and work with the developer to add their own personalised finish to the interior design. Within the guide price of £2,250,000 is a budget for the buyer to choose high specification finishes including flooring, bathroom tiles, decoration and kitchen. The exceptional kitchen is commissioned with the highly regarded craftsman Torben Schmid Kitchens.

The property itself boasts c. 4000 sq. ft. of accommodation of vast proportions and creative style, with a double height, stone walled entrance hall setting the tone that continues throughout. There are multiple and generous living spaces with wonderful

light and views, five bedrooms and three en suites, plus a study, utility and handy boot room.

Outside

Grounds of c. 0.55 acre, a beautifully landscaped west facing rear garden and expansive two tiered granite block paved driveway. There is a carport plus a c. 41'x19' garage with solid wood bi-folding doors creating a brilliant boat store. A sizeable covered balcony with a fireplace/BBQ enjoys breathtaking sea views to St. Austell Bay along the south coast to Dodman Point and also of the surrounding countryside and Tywardreath marsh Nature Reserve.

Location

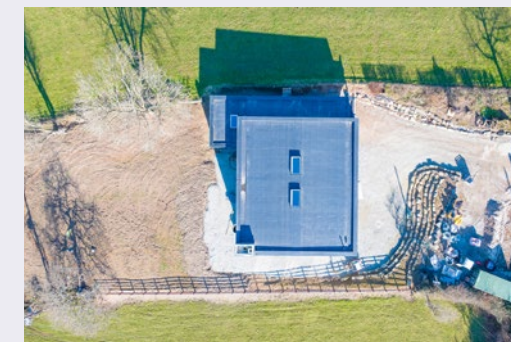
Situated in the rural outskirts of the village, Tywardreath, Hillcrest is conveniently located 1 mile from the beautiful south coast and 4 miles from Fowey, ensuring wonderful privacy and exclusivity plus easy access to a choice of beaches, scenery and restaurants.







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 4,722 sq ft (439 sq m)
For identification purposes only.

Directions

PL24 2TT

what3words

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General

Local Authority: Cornwall Council

Services: Air source heat pump fuelled underfloor heating, MVHR, mains electric and water with private drainage (which we understand from our client to be compliant with current regulations). Plus 10kWp PV, 3 phase electric & 22kW car charger.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Yet to be rated

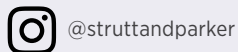
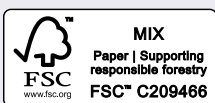
EPC Rating: A/92 (predicted)

Cornwall

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