

GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.

1ST FLOOR  
1351 sq.ft. (125.5 sq.m.) approx.



TOTAL FLOOR AREA : 2803 sq.ft. (260.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SEA VIEW, HORNICK HILL, HIGH STREET, ST AUSTELL,  
CORNWALL PL26 7TR

PRICE £800,000



SEA VIEW IS A BISPOKE INDIVIDUAL ARCHITECT DESIGNED 4/5 BEDROOM RESIDENCE SITUATED IN AN ELEVATED POSITION WHICH ENJOYS PANORAMIC VIEWS ACROSS OPEN COUNTRYSIDE FOR MANY MILES ULTIMATELY EXTENDING TOWARDS THE COASTLINE. SEA VIEW LIES TO THE WEST OF ST AUSTELL WITHIN A QUIET SETTLEMENT WITH A FEW PROPERTIES IN THE IMMEDIATE LOCALITY. IN BRIEF THE ACCOMMODATION COMPRISES OF IMPRESSIVE ENTRANCE HALL, FOUR BEDROOMS, GYM/BEDROOM 5, MAIN BATHROOM, INTEGRAL GARAGE, SUPERB OPEN PLAN FIRST FLOOR AREA WITH LIVING ROOM, CENTRAL LIVING AREA WHICH LEADS TO A KITCHEN/DINING AND SECONDARY LIVING AREA, STUDY, CLOAKROOM, UTILITY ROOM, STUNNING BALCONY MAKING FULL USE OF THE DRAMATIC OUTLOOK ACROSS MANY MILES OF OPEN COUNTRYSIDE. OUTSIDE BRICK PAVED DRIVEWAY WITH PARKING FOR 6/7 VEHICLES, PATIO, AND LANDSCAPED GARDEN, REAR GARDEN.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## The Property

We have listed some of the main features of this high specification property below.

Extensively fitted with a System Six kitchen with Blue Indigo doors, Pearl Grey units and White stone worktops, NEFF N70 appliances including integrated dishwasher, induction hob with down draft extractor, twin single ovens, integrated microwave, warming drawer and American style fridge freezer.

Full alarm and camera system, smart wired to all for full media control to all rooms, the internet is provided via Starlink, giving 175 mbps download speed.

Beautiful steel staircase with Oak treads, stainless steel handrail and glass combination finish.

External balcony spanning most of the front elevation with access from the living room and the kitchen areas, finished with composite decking and stainless steel and glass.

The rear garden is finished with artificial grass and backs onto open fields.

The rear and side paths will be finished with white porcelain slabs.

Front patio finished with porcelain slabs and lawned front area.

Eco friendly sewage treatment plant which saves on the water cost by up to 66%

Air source heat pump provided heating and hot water with underfloor heating on both floors.

## Room Descriptions

### Gym

12' 10" x 9' 1" (3.91m x 2.77m)  
Twin sliding patio doors to the rear.

### Bedroom 4

14' 3" x 9' 3" (4.34m x 2.82m)  
Window to the rear.

### Bedroom 2

14' 3" x 12' 2" (4.34m x 3.71m)  
With large wardrobe recess, three floor to ceiling windows to the front, door to the en suite

### En Suite shower room

9' 3" x 3' 5" (2.82m x 1.04m)

### Entrance Hall

19' 3" x 7' 8" (5.87m x 2.34m) With stairs leading to the first floor.

### Bathroom

7' 5" x 7' 6" (2.26m x 2.29m)  
Window to the front, fully tiled walls, to be fitted photos to follow shortly.

### Utility Room

5' 5" x 7' 3" (1.65m x 2.21m) with large cupboard housing the underfloor manifold control, door to the rear.

### Bedroom 3

14' 0" x 10' 2" (4.27m x 3.10m) Window to the rear and side.

### Bedroom 1

14' 0" x 15' 5" (4.27m x 4.70m)  
into the recess, Wardrobe area 6'6"x 3' 1" Three tall windows to the front, window to the side, door to the en suite.

### En Suite

6' 5" x 5' 8" (1.96m x 1.73m)  
Window to the side.

### Study

14' 0" x 10' 0" (4.27m x 3.05m)  
window to the rear.

### Cloakroom

With low level W.C. and store area.

### Living Room

19' 2" x 13' 9" (5.84m x 4.19m)  
Large floor to ceiling windows, access to the balcony, impressive vaulted ceiling

### Central living area

16' 2" x 14' 8" (4.93m x 4.47m)  
With feature glass panel looking down to the entrance hall, stairs leading to the ground floor.  
Vaulted ceiling.

### Kitchen/dining/ seating area

30' 8" x 13' 0" (9.35m x 3.96m)  
Window to the rear, floor to ceiling windows to the front with access to the balcony, door leading into the roof space with large storage area.

### Garage

18' 8" x 12' 8" (5.69m x 3.86m)  
With remote roller door to the front, window to the side, cabinet housing wiring for the CCTV and internet provision, door to the hall.

### Outside

A pillared entrance leads up to Sea View with a brick paved driveway providing parking for 5/6 vehicles. To the side there will be a lawned area and to the immediate front, a porcelain tiled patio area which extends to the pathways which leads to a raised rear garden with artificial turf . Behind the boundary wall the property backs on to open fields.