

HANJAGUE, CARNE HILL, TREWOON

PRICE £750,000



FOR SALE: UNIQUE DETACHED HOME WITH PANORAMIC VIEWS. HANJAGUE IS A DISTINCTIVE ARCHITECT-DESIGNED RESIDENCE WITH BREATHTAKING COASTAL AND COUNTRYSIDE VIEWS. FEATURING A RARE, DURABLE HANDMADE POINTED BRICK EXTERIOR, IT OFFERS SPACIOUS LIVING, FOUR BEDROOMS, AN EN-SUITE, AND A DOUBLE GARAGE. A GATED ENTRANCE AND LONG DRIVEWAY ENHANCE ITS APPEAL, JUST 1.25 MILES FROM ST AUSTELL YET ENJOYING A TRANQUIL SETTING.

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The Property

Nestled within beautifully landscaped gardens, Hanjague is a remarkable architect-designed home enjoying breathtaking panoramic views spanning open countryside and the south Cornish coast. This truly unique property seamlessly blends exceptional craftsmanship with modern comfort, offering an extraordinary opportunity for buyers seeking space, privacy, and convenience. Crafted with a distinctive handmade pointed brick exterior, Hanjague showcases a rare and durable finish that ensures minimal maintenance, adding to its architectural prestige—an elegant feature seldom seen in modern homes due to its cost and exclusivity. The well-proportioned accommodation begins with an inviting entrance porch leading to a spacious hallway, accompanied by a cloakroom, a light-filled lounge with direct access to the conservatory, a formal dining room, and a well-appointed kitchen/breakfast room ideal for relaxed gatherings. A versatile study/fifth bedroom enhances flexibility, while a side lobby leads conveniently to the integrated double garage. Upstairs, four generously sized bedrooms provide comfortable retreats, complemented by a modern family bathroom and a luxurious en-suite to the principal bedroom. The property further benefits from oil-fired central heating and double-glazed windows. Outside, the immaculately maintained gardens frame the home beautifully, with mature shrubs and trees, an expansive front lawn, and uninterrupted countryside and coastal views.

The impressive gated entrance and long tarmac driveway create an elegant approach, providing parking for numerous vehicles. Conveniently positioned on the village fringe, just 1.25 miles from St Austell town, this property combines accessibility with a serene, semi-rural atmosphere—offering the best of both worlds. A truly individual home that must be seen to be fully appreciated.

Room Descriptions

Conservatory

4.96m x 2.94m (16' 3" x 9' 8") Featuring a pitched glass hipped roof, this space is beautifully connected to the outdoors with French doors opening onto the patio. A skylight ensures ample natural light and ventilation, while additional French doors lead seamlessly into the lounge, complemented by an open walkway from the porch.

Entrance Porch

With panelled Upvc door, full glazed door and side screen to the entrance hall.

Entrance Hall

3.53m x 2.62m (11' 7" x 8' 7") Featuring a parquet wood block floor, this space exudes warmth and character, seamlessly leading to the stairs ascending to the first floor.

Lounge

4.97m x 5.96m (16' 4" x 19' 7") Showcasing a hardwood floor and a deep-set farmhouse-style brick herringbone fireplace with a log burner inset. A clay tiled floor and large wooden mantel enhance its rustic charm, while a rear-facing window fills the room with natural light. French doors elegantly connect it to the dining room, creating a seamless flow for entertaining and everyday living.

Dining Room

3.54m x 2.98m (11' 7" x 9' 9") Window to the rear and door leading through to the hall.

Kitchen/breakfast Room

4.88m x 3.4m (16' 0" x 11' 2") Featuring an attractive wood-effect vinyl floor, this stylish kitchen is equipped with an oil-fired Aga supplying hot water. A comprehensive range of high-gloss units is complemented by butcher's block wood-effect work surfaces, large pull-out larder storage, and recessed lighting. Windows to the side and rear enhance natural light, while a ceramic hob, electric oven, built-in dishwasher, and larder fridge offer modern convenience. A tiled splashback adds a polished finish, with a door leading to the utility room for added practicality.

Utility Room

2.1m x 1.59m (6' 11" x 5' 3") Additionally, a deep recess can accommodate an American-style fridge/freezer, complemented by a range of fitted units with concealed space for a washer and dryer. Featuring a front-facing window and a side lobby offering practical access, featuring a window to the front and panelled door to the rear. A door leads directly to the double garage, ensuring convenience.

Double Garage

5.22m x 5.18m (17' 2" x 17' 0") The garage contains the Worcester oil fired boiler which supplies hot water and radiators throughout, two windows to the rear, twin up and over doors, power and light connected.

Landing

A dormer window at the front captures panoramic views, stretching for miles in both Easterly and Westerly directions. A built-in airing cupboard with shelving adds practical storage to the space.

Bedroom 1

4.98m x 3.5m (16' 4" x 11' 6") Max, A rear-facing window brings in natural light, complementing a generous range of fitted wardrobe cupboards for ample storage. A door leads to the en-suite bathroom.

En suite bathroom

3.65m x 2.33m (12' 0" x 7' 8") A front-facing window fills the space with natural light, while half-tiled walls to dado height add a stylish touch. The four-piece suite includes an enclosed panelled bath with shower mixer attachment, low-level W.C., wash hand basin, and bidet, offering both comfort and functionality.

Bedroom 2

3.86m x 3.18m (12' 8" x 10' 5") A front-facing window offers sweeping views.

Bedroom 3

3.98m x 3.43m (13' 1" x 11' 3") Window to the rear.

Bedroom 4

2.43m x 2.85m (8' 0" x 9' 4") Window to the side.

Bathroom

3.51m x 2.95m (11' 6" x 9' 8") A spacious and elegantly finished bathroom featuring fully tiled floors and walls. Also benefiting from under floor heating. A standalone sculpted bath takes centre stage, complemented by a floor-mounted water supply with an attached shower head. The separate shower cubicle, finished in brushed brass, boasts twin mains-powered shower heads for a luxurious experience. A his-and-hers twin basin vanity unit with storage below adds both practicality.

Double garage

5.22m x 5.18m (17' 2" x 17' 0") A Worcester floor mounted boiler which supplies the radiators throughout the property, two windows to the rear, access to the roof void. Twin metal up and over doors to the front.

Outside

Hanjague is accessed via a private road, leading from the main road to an impressive gated entrance and sweeping tarmac driveway. The mature landscaped gardens showcase tiered formal lawns, sculpted shrubs, and a beautifully curated outdoor space.

A patio off the conservatory offers a stunning vantage point to soak in the glorious views, while a paved walkway extends around to the rear, where steps lead to a raised lawn garden surrounded by lush greenery, raised beds and a further secluded raised garden patio. The property benefits from views over a paddock to the rear and open fields to the right.