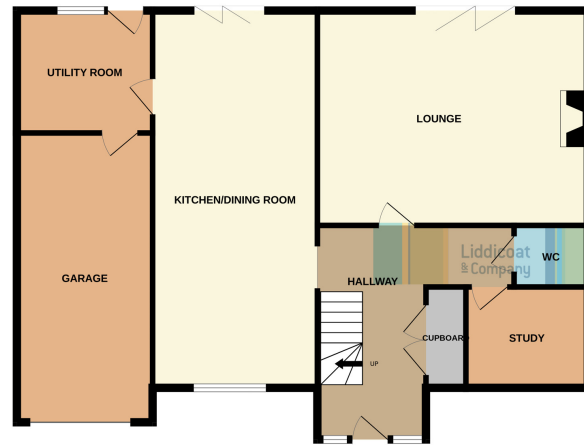


GROUND FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA: 2060 sq.ft. (191.4 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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THE SYCAMORES, HIGH STREET, ST AUSTELL

PRICE £550,000



CONTEMPORARY FOUR-BEDROOM HOME IN EXCLUSIVE RURAL SETTING, RECENTLY CONSTRUCTED TO A HIGH SPECIFICATION, SITUATED IN A PRIVATE ENCLAVE OF FOUR PROPERTIES BACKING ONTO FARMLAND. FEATURES INCLUDE A GLAZED ENTRANCE HALL, LOUNGE WITH BI-FOLD DOORS AND WOOD BURNER, PREMIUM KITCHEN, STUDY, UTILITY, AND GARAGE. FOUR BEDROOMS, INCLUDING A LUXURY EN SUITE. GENEROUS PARKING AND A LARGE SHELTERED ENCLOSED LOW-MAINTENANCE GARDEN. EFFORTLESS LIVING IN A STYLISH, LOW-MAINTENANCE HOME.

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.



The Property

Nestled within an exclusive enclave of just four individually designed homes, this exceptional four-bedroom residence offers a rare blend of high-specification finishes, and effortless modern living. Located approximately 1.5 miles west of St Austell, the property enjoys a peaceful semi-rural position backing onto open farmland — a setting that combines privacy with convenience.

The home impresses with its striking glazed floor to ceiling entrance hall. Oak flooring flows throughout the ground floor, complemented by solid oak internal doors and a bespoke staircase with oak treads and glass balustrade that continues onto the galleried landing. The heart of the home is the expansive kitchen/dining room, where bi-fold doors open seamlessly to the landscaped rear garden. A superb range of high-quality cabinetry is paired with quartz worktops — even in the utility room — and a full suite of integrated Bosch appliances, including a large central island ideal for entertaining. The adjacent lounge also features bi-fold doors and a wood-burning stove, creating a warm and inviting space that connects beautifully with the outdoors. Additional ground floor accommodation includes a dedicated study, cloakroom, utility room, and integral garage, all designed with practicality and style in mind. Heating is provided by an efficient air source system, with underfloor heating throughout the ground floor and radiators to the first floor. Upstairs, four generously proportioned bedrooms each benefit from fitted wardrobes, while the family bathroom and en suite are finished to an exceptional standard. Externally, the property continues to impress with generous parking for up to five vehicles, a side garden, and a large, enclosed rear garden that has been thoughtfully landscaped for low maintenance and year-round enjoyment. Sheltered and private, it offers the perfect backdrop for alfresco dining, relaxation, or entertaining. This is a home that delivers on every level — from its premium specification and thoughtful design to its idyllic setting and lifestyle-enhancing features. A rare opportunity to acquire a property that feels both exclusive and effortlessly livable.

Room Descriptions

Entrance Hall

16' 3" x 9' 7" (4.95m x 2.92m) The entrance hall features a built-in double cupboard and oak internal doors leading to the main living spaces. A beautifully crafted turning oak staircase with glass balustrade rises to a light-filled galleried landing, offering a striking architectural focal point and a view down to the impressive glazed hallway below.

Study

2.7m x 2.14m (8' 10" x 7' 0") With glazed door window to the front.

Cloakroom

With window to the side, extractor, low level W.C. wash hand basin.

Lounge

20' 8" x 15' 2" (6.30m x 4.62m) The lounge is a welcoming and stylish space, featuring bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. A recessed area houses a wood burner inset with a slate hearth.

Kitchen/Dining Room

27' x 11' 6" (8.23m x 3.51m) The kitchen/dining room is a true centrepiece of the home, featuring a stunning quartz worktop and an impressive large feature island unit, ideal for both everyday living and entertaining. A full range of integrated Bosch appliances ensures seamless functionality, while bi-fold doors to the rear garden and a front-facing window flood the space with natural light. A doorway leads through to the utility room, which continues the high-spec finish with matching quartz surfaces.

Utility Room

9' 6" x 8' 6" (2.90m x 2.59m) Half glazed door and window to the rear, door into the garage. fitted with a range of cupboards and quartz work surface, space and plumbing for washing machine, extractor fan.

Garage

17' 7" x 9' 6" (5.36m x 2.90m) Remote controlled door window to the side.

Galleried Landing

The turning oak staircase with glass balustrade leads to a bright and spacious galleried landing, offering a striking view down to the glazed entrance hall. This upper level also includes a large double airing cupboard, adding practical storage to the thoughtfully designed layout.

Bedroom 1

11' 6" x 14' 9" (3.51m x 4.50m) The principal bedroom enjoys two striking floor-to-ceiling windows overlooking the rear garden, flooding the space with natural light. Soft lighting on a dimmer switch enhances the ambiance, leading through to an open storage area and into the en suite bathroom.

Bathroom

13' 3" x 6' 2" (4.04m x 1.88m) Fitted with a high-quality suite and finished with a stylish combination of Porcelanosa floor and wall tiles. It features a stand-alone high-sided bath, a sleek vanity unit, and a separate shower cubicle. A side window and Velux skylight provide natural light.

Bedroom 2

11' 6" x 11' 6" (3.51m x 3.51m) With two striking floor to ceiling windows.

Bedroom 3

13' 6" x 10' 4" (4.11m x 3.15m) Window to the front.

Bedroom 4

10' 7" x 13' 3" (3.23m x 4.04m) window to the rear.

Bathroom

The main bathroom is beautifully appointed, featuring Porcelanosa floor and wall tiles throughout. A double shower with illuminated mirror, complemented by a rear-facing window, extractor fan, and a contemporary vertical radiator.

Outside

Externally, the property boasts a self-draining brick-paved driveway with generous parking for at least five vehicles — offering ample space for a boat or caravan if desired. The driveway extends to the side, where a wide pathway and raised lawn area lead to a rear patio and a few steps up to a large, level garden finished in artificial lawn. Spanning the full width of the property, this low-maintenance outdoor space is fully enclosed with timber fencing, ensuring complete privacy. Designed for relaxed outdoor living, the garden enjoys afternoon and evening sun and benefits from a sheltered aspect. A timber summerhouse provides a versatile retreat while a standalone sauna adds a luxurious wellness touch. Additional features include outside power points, water taps, and courtesy lighting positioned around the property.