

# Trembear Road

## St. Austell

PL25 5NA  
Asking Price £695,000

- EXCLUSIVE DEVELOPMENT
- FIVE DOUBLE BEDROOMS
  - AVAILABLE OFF PLAN
- BALLERINA KITCHEN WITH SIEMANS APPLIANCES
- SOUTH FACING BALCONY
- HIGH QUALITY ZINC ROOF AND GUTTERING WITH 50 YEAR GUARANTEE
- STATEMENT OAK STAIRCASE
  - DOUBLE GARAGE PLUS ELECTRIC VEHICLE CHARGING POINT
- AIR SOURCE HEAT PUMP
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - New  
Build

Floor Area - 0.00 sq ft



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### PROPERTY DESCRIPTION

Millerson Estate Agents are proud to unveil this truly exceptional and exclusive residence, a beautifully crafted contemporary home that effortlessly combines striking architectural design with refined modern living. Occupying a commanding elevated position within an exclusive development, this outstanding property captures breathtaking panoramic views across the rolling landscape of the Gover Valley, framed by a picturesque woodland backdrop that creates an immediate sense of peace, privacy, and escape.

Discreetly positioned along a quiet no-through road, the setting offers the perfect balance of tranquillity and convenience, remaining within easy reach of local amenities, excellent transport links, and some of Cornwall's most desirable coastal destinations.

This is a house you will be proud to call home.

From the moment you step inside, the property impresses with its exceptional sense of light, scale, and quality. The ground floor welcomes you with a bright and expansive entrance hallway where clean architectural lines and thoughtful detailing establish a calm and inviting atmosphere.

This level hosts four beautifully proportioned double bedrooms, each offering flexibility for family living, guest accommodation, or home working. One bedroom benefits from a stylish contemporary ensuite shower room, while the remaining bedrooms are served by a luxurious and generously sized family bathroom designed to deliver both comfort and indulgence.

A stunning oak staircase rises gracefully to the first floor where the home truly comes into its own. The impressive open-plan kitchen, dining, and living space is a masterclass in modern luxury, featuring vaulted ceilings, expansive glazing, and a striking log burner that creates both warmth and visual impact.

Flooded with natural light from full-height windows, this extraordinary entertaining space has been carefully designed for both relaxed family living and sophisticated hosting. The seamless flow between living, dining, and kitchen areas enhances the sense of openness while perfectly framing the spectacular countryside views beyond.

The south-facing balcony is a true highlight of the home, providing an idyllic vantage point from which to enjoy morning coffee, evening sunsets, or simply take in the uninterrupted views across the valley and surrounding woodland.

At the heart of this floor lies a stunning Ballerina kitchen, expertly designed with sleek contemporary cabinetry, elegant porcelain tiled flooring, and an exceptional range of premium Siemens integrated appliances including double ovens, microwave, coffee machine, wine cooler, and high-spec finishes throughout. Combining visual elegance with outstanding practicality, the kitchen has been tailored for buyers who expect the very best.

With direct access to the rear garden, this remarkable living environment is perfectly suited for entertaining, alfresco dining, and spending time with family and friends. If ever there was a room designed for bringing people together, surely this is it.

The magnificent principal suite offers a private sanctuary of calm and luxury. Beautifully proportioned and finished to an exacting standard, the bedroom is complemented by a stunning ensuite shower room, creating the perfect retreat at the end of the day.

Externally, the property continues to impress with a thoughtfully designed enclosed rear garden offering a versatile outdoor space ideal for families, entertaining, and enjoying the warmer months. A spacious double garage and electric vehicle charging point ensure practicality is seamlessly integrated with lifestyle.

Every element of this home has been carefully considered to deliver long-term quality, performance, and sustainability. High-quality zinc roofing and guttering come complete with a reassuring 50-year guarantee, while contemporary aluminium windows and durable Millboard cladding contribute to the property's striking architectural appearance and low-maintenance appeal.

Sustainability sits firmly at the forefront of the design, with cutting-edge energy-efficient features including a 4kW solar panel system, an advanced heat pump heating system, and underfloor heating throughout, ensuring exceptional comfort while significantly reducing running costs and environmental impact. Designed to be highly energy efficient, the property offers economical day-to-day living without compromising on luxury or performance.

Positioned on the edge of St Austell, the property also offers immediate access to one of the UK's most desirable coastal lifestyles. The world-famous beaches of Fistral, Crantock, and Perranporth, along with miles of spectacular coastal walks, are all within easy reach. Fistral Beach is internationally recognised as one of the country's premier surfing destinations and hosts major UK surf competitions, including Boardmasters, making this a true playground for watersports enthusiasts and lovers of the outdoors.

This outstanding five-bedroom residence represents a rare opportunity to acquire one of the finest homes within this exclusive development. Combining flawless presentation, cutting-edge design, premium specification, and breathtaking natural surroundings, this is a property that genuinely outperforms expectations at every level.

Properties of this calibre, specification, and position are rarely brought to market and, when they are, demand is immediate and intense.

### LOCATION

Trembear Road sits on the edge of St Austell, ideally positioned for those who enjoy a balance of coastal living, countryside access, and everyday convenience. The area is particularly well suited to walkers, cyclists, and outdoor enthusiasts, with a network of nearby trails and green lanes, making it especially appealing for dog owners looking for varied routes right from the doorstep.

The town centre of St Austell offers a strong range of amenities, including a mainline railway station on the Great Western Railway network, with direct services to London Paddington. There are also well-regarded primary and secondary schools, further education colleges, a leisure centre, public library, cinema, and a broad selection of independent shops, supermarkets, and local businesses.

Road links are excellent, with easy access to the A30 trunk road, providing the principal route across Cornwall and connecting swiftly towards Devon and the wider motorway network.

A number of highly desirable destinations are close by. The historic Georgian harbour of Charlestown is just a short drive away, while the world-famous Eden Project lies within approximately seven miles. The picturesque fishing village of Mevagissey is also nearby, known for its narrow streets, working harbour, and excellent seafood restaurants.



The area is ideally placed for exploring both the north and south coasts of Cornwall. On the north coast, popular sandy beaches such as Watergate Bay and Fistral Beach offer excellent surfing, walking, and coastal scenery. The south coast provides more sheltered waters, hidden coves, and sailing-friendly beaches around St Austell Bay and the Roseland Peninsula.

The vibrant coastal town of Newquay is within easy reach and offers a lively atmosphere, a wide choice of restaurants and bars, and a popular surf culture. It is also home to Newquay Cornwall Airport, providing convenient regional flights and excellent connectivity for both domestic and European travel.

For wider employment, shopping, and cultural opportunities, the cathedral city of Truro is located approximately 15 miles away, offering a more extensive retail centre, fine dining, and regular cultural events.

To the north-west, the dramatic landscape of Bodmin Moor provides a striking contrast, with open moorland, rugged tors, and scenic walking routes, ideal for hiking and exploring Cornwall's wilder side.

#### AGENTS NOTE

A floorplan will be uploaded to the advert upon receipt.



## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

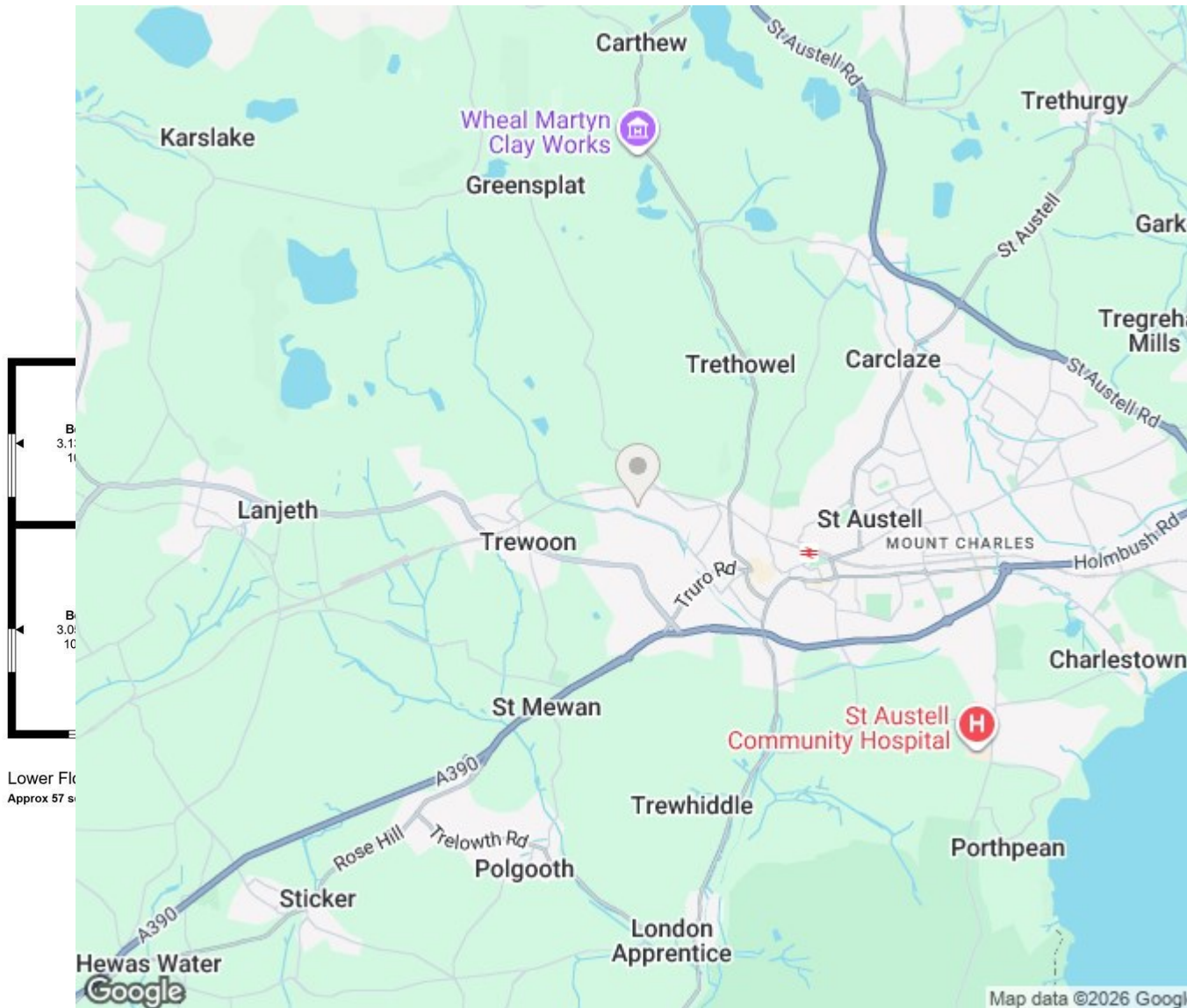
**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

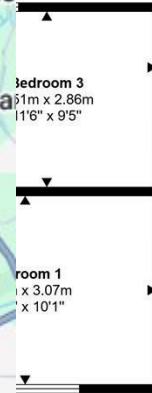
**Here To Help**

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Lower Floor  
Approx 57 sq



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

