STAGS



The Gwineas School Hill

The Gwineas, School Hill, Mevagissey, St. Austell, Cornwall PL26 6TH







Mevagissey Harbour Centre 700 yards St Austell 6 miles Truro 15 miles

A beautifully presented six-bedroom Victorian residence with self-contained one-bedroom annexe, single garage, parking, well-tended garden and upper floor sea and coastal views

- Semi-Detached
- Inviting Reception Hall
- Superb Drawing Room
- Kitchen & Dining Room
- Snug & Basement Rooms
- 6 Bedrooms & 2 Bathrooms
- Look-Out Lantern with Panoramic Views
- 1-Bedroom Self-Contained Annexe
- Single Garage, Parking & Garden
- Freehold. House - Council Tax Band D. Annexe - Business Rated

Guide Price £695,000

SITUATION

Prominently positioned in an Area of Outstanding Natural Beauty with easy access in and out of Mevagissey, The Gwineas enjoys view over St Austell Bay, Mevagissey and the surrounding countryside. Mevagissey is an historic working fishing village with a scenic harbour, myriad of cobbled streets and historic buildings with numerous inns, restaurants, fishmongers, gift shops, galleries and cafes. The village also includes a primary school, church, doctor's surgery and post office.

The town of St Austell is about 6 miles to the north offering a wider range of amenities including shopping, banking, schooling and recreational facilities. About 15 miles to the west is the cathedral city of Truro forming the retail, administrative and cultural centre of the county. Both Truro and St Austell have mainline railway stations connecting with London Paddington.

THE RESIDENCE

Believed to have been constructed in the late 1890s, The Gwineas presents a delightful and substantial three storey Victorian residence offering a number of spacious and well-proportioned rooms. In recent years most of the windows have been upgraded and replaced. Historic features include lead and stained glass windows, picture rails, balustrades, high ceilings, a number of fireplaces akin to the properties Victorian heritage and so forth.

A viewing is highly recommended to fully appreciate the charm and considerable accommodation on offer – indeed, The Gwineas extends to about 2,625 sq ft.

On the ground floor, a heavy wooden front door with old strap hinges opens to an inviting and spacious Reception Hall with turning balustrade stairs off to the first floor, stripped pine door to understairs WC and doors off to the Drawing Room and Kitchen/Dining Room. The Drawing Room is a well-proportioned room with picture rail, wide slate fireplace with surround and mantle and inset multi fuel burner on slate hearth and two front windows overlooking the front garden with modern window shutters and sea glimpses.

The Kitchen and Dining Room with fine exposed floorboards is a spacious room which spans the width of the house and enjoys an outlook over the garden with village and countryside beyond. The Dining Area includes a fine fireplace with surround, mantle, tiled slip and inset multi fuel burner on slate hearth with either side built-in stripped pine recessed cupboards - one with tall display cabinet over - and a trap with stairs leading down to the Basement. The Kitchen presents a Shaker style U-shaped extensive range of units with underlighting and worktops to upstands, electric and LPG Rangemaster with five rings, ceramic sink unit with mixer tap, space for dishwasher and freestanding refrigerator freezer.

Off is a Snug with triple aspect with a pair of double-glazed doors to an outside raised decked and balustrade Seating Area with outlook over the garden and beyond.

The first floor is approached via fine turning balustrade stairs with, off a half Landing, a large opaque window with part stained glass, to a fine balustrade Landing with doors off to a large main Bedroom with two front windows enjoying sea views and a slate fireplace with surround and mantle. There are two other Bedrooms on the first floor with outlooks over the rear garden to Mevagissey and the countryside, as well as a Bathroom with panelled bath with electric shower over, wc, modern vanity washbasin with mirror fronted bathroom cabinet over and window enjoying sea views. From the Landing, a landing passageway leads to a second triple aspect Bathroom being a pleasant room with modern freestanding side filling bath, wc, shower with rainshower and handheld shower, modern his and hers vanity unit, chrome heated towel radiator, tiled elevations to half height and tiled floor. Adjacent are balustrade stairs to the second floor with understairs cupboard.

On the second floor is a small Landing with doors off to three other Bedrooms - the smallest of which incorporates a look-out Lantern with panoramic views from the South Cornwall coastline, the sea, Mevagissey and around to the countryside in the distance.

Approached from the Dining Room via internal steps or from an external part glazed door, is a Basement providing useful Storage Areas, a Utility Area with plumbing for washing machines and a Work Room with power and electricity. It is considered that the Basement Rooms could be used for a variety of purposes ranging from storage to hobbies and playrooms.

A SELF-CONTAINED ANNEXE AND GARAGE

A detached two storey building which comprises a single Garage and an independent Annexe which is currently being run as a successful holiday let.

The Annexe includes on the ground floor, a Bedroom with double doors opening to an outside garden with views, a built-in wardrobe and an En Suite Shower Room with shower (new 2026), washbasin and wc. Above, on the first floor, is an open-plan Kitchen/Living/Dining Room with a modern Kitchen including a range of base level units with inset induction hob, an under mounted sink unit with mixer tap and breakfast/dining bar. Sliding door to WC. There are good views over the garden to Mevagissey and the countryside beyond.

THE OUTSIDE

Adjacent to the house and annexe is an extensive rear garden laid mainly to lawn with well stocked and tended flower and shrub beds and also including a pond and seating areas. To the front and side of the house is ample car parking for a number of vehicles.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

On the B3273 towards Mevagissey, pass Pentewan and drive up the hill. At the top at the crossroads, turn left, continue to the mini roundabout. Go straight over, pass the school, drive down the hill and before the road bears sharply to the right, The Gwineas is seen on the right.

SERVICES

House – Mains water, electricity and drainage connected. Oil-fired central heating (new boiler 2026). LPG cooking. Mainly double-glazed. Annexe – Mains water and drainage connected. Separate mains electricity supply. Night storage heaters. Double glazed. Broadband: Standard and Superfast



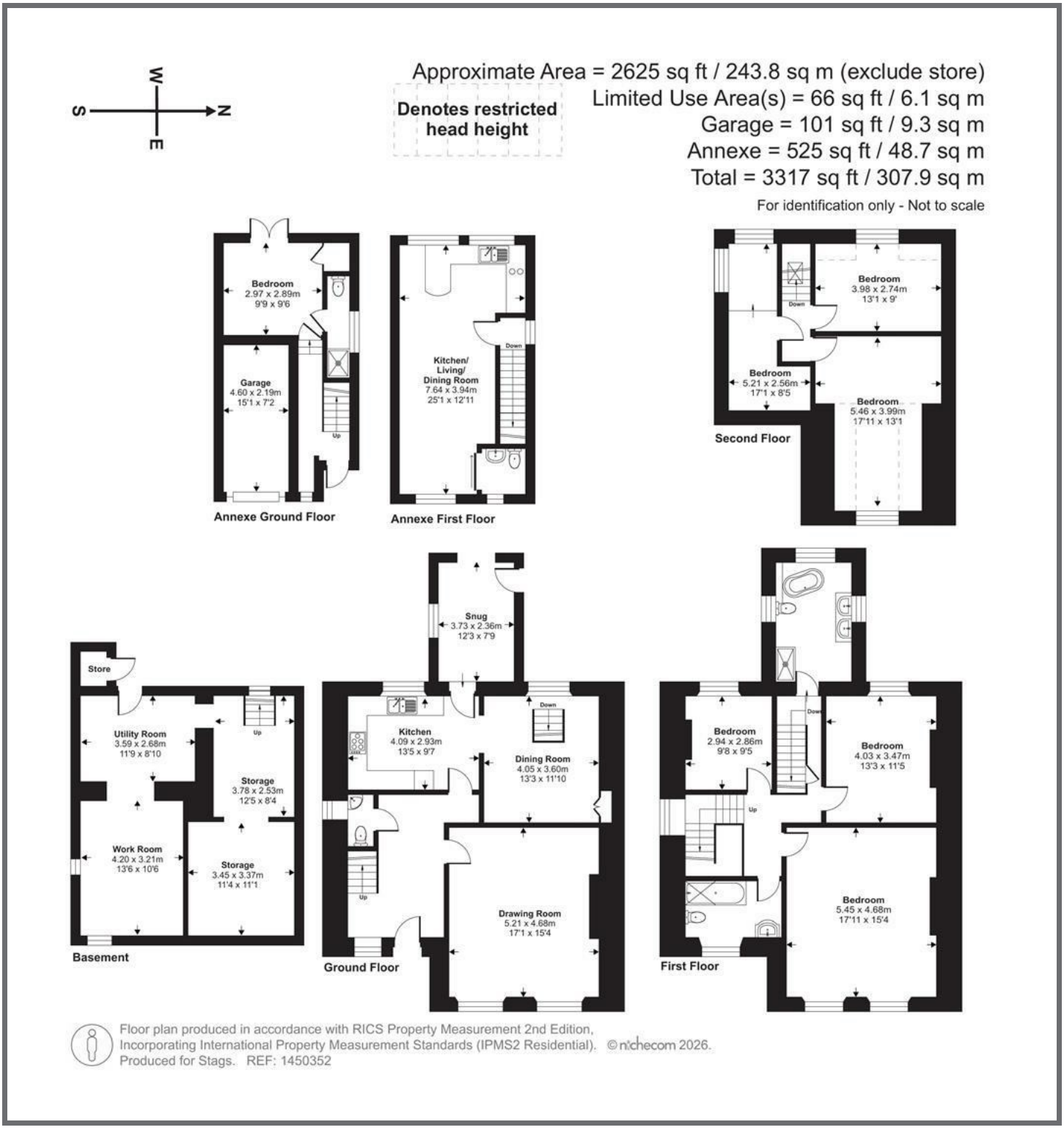




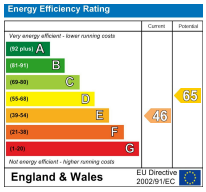




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