

THE MODERN HOUSE



St Issey, Cornwall
£2,150,000 Freehold

Trevorrick

Set in a quiet and peaceful hamlet in the Cornish countryside, Trevorrick consists of two incredibly energy-efficient, architecturally designed homes. Constructed between 2011 and 2013, these remarkable houses extend to a combined area of around 4,770 sq ft. Set in beautifully landscaped gardens, the main house has been carefully orientated to the north, with the primary living spaces enjoying excellent views across the surrounding open farmland, Rock, and the tidal estuary. Complementing the main house, a beautifully light three-bedroom cottage is set in its own private gardens on the western side of the plot and currently operates as a successful holiday let. The location is ideal for access to many of Cornwall's coastal highlights, with the popular fishing town of Padstow less than 15 minutes' drive away and Port Isaac and Newquay easily reached in less than 30 minutes.

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Environmental Performance

Sustainability and energy efficiency were integral to the design and construction of the two homes, realised in part through a strategic orientation towards the south to maximise the solar gain. There are 16 PV panels and two air source heat pumps serving the underfloor heating, which is zone controlled. Hot water is boosted by a second smaller heat pump.

The Tour

Sharing an extensive private driveway, the two houses are approached via a quiet country lane, with a generous provision of parking close to the house. The primary entrance is reached via a front pathway, which winds through the plant-strewn front gardens, where a solid iroko timber door is set within the cedar-clad façade.

A bright hallway sets the scene, drenched with natural light from the expansive glazing. Solid ash timber flooring runs underfoot. The spatial layout has been carefully considered internally, with the primary living areas occupying the first floor to optimise fabulous 360-degree views. Ascending the central timber staircase, large skylights encourage excellent levels of natural light to penetrate the central zone.

Cooking, dining and living areas follow a predominantly open plan, creating an easy flow throughout the upper level. A bespoke kitchen complete with an AIMS control electric Aga and bespoke cabinetry for food preparation, storage space and a breakfast bar. The dining area is currently organised in the centre of the room, facing glass bi-fold doors, which open this entire section onto the upper decked terrace. This spot is a delightful south-facing outside space with elevated, far-reaching views over open fields and the tidal river. Modest screens offer privacy on either side, and an external staircase leads to the lower covered terrace below.

The living room is another voluminous, light-filled space. Set on the westerly side of the first floor, it has pitched ceilings creating a dynamic internal aesthetic. A log burner is positioned centrally, creating a more cosy atmosphere in winter months. The main bedroom and a large adjoining en suite bathroom are also positioned on the upper level.

The rooms across the ground floor level offer great versatility of use. A large studio or home working space is positioned centrally, characterised by a wall of timber-framed glazing, which in turn opens onto the lower courtyard. This is an inviting shaded area to enjoy eating and entertaining in the summer months. Two further bedrooms, each with their own bathrooms, and a large utility space can be found on the easterly and westerly ground floor wings. One of the bedrooms opens directly onto the lower terrace and gardens.

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The three-bedroom cottage unfolds over 1,750 sq ft of independent living space. It has been operating as a successful holiday let for several years, details of which can be provided on request. The cottage is set privately behind a fenced boundary, where a pathway winds through the side gardens leading to the entrance set on the easterly façade.

From the cottage's bright hallway, an open-plan kitchen and dining area unfold, leading into an impressive double-height living space. The glazing follows the dramatic pitch of the roofline, framing views onto the terrace and out to the open fields beyond and a modern log burner is positioned centrally. A mezzanine bedroom with an en suite and shower room lies on the upper level, where there is also an additional double bedroom and modern family bathroom with both a bath and shower. The cottage has an independent electricity and water supply and fibre-optic broadband. The two properties share a waste treatment plant.

Outdoor Space

The gardens have been beautifully landscaped and tended over many years. The central lawns are bordered by herbaceous beds, chock-full of flowering perennials providing bursts of colour throughout the seasons. Mature shrubs and trees give form and structure to the boundary. The main house has a productive vegetable garden with raised beds, and a greenhouse is set to one side. The cottage has a private terrace, side gardens with flowering borders and a line of fruit trees, including apples, plums and apricots.

The Area

This quiet pocket of the Cornish countryside is surrounded by agricultural farmland and open fields, ideal for a restful retreat. The area offers extensive hiking, cycling and running routes through scenic countryside, with direct access from the house to the Camel Trail and Petherick Creek and its extensive range of birdlife, including egrets, redshank and curlew.

The sought-after town of Padstow can be reached in under 15 minutes by car and offers an excellent selection of fresh seafood restaurants, cafes and bars, including Rick Stein's Seafood Restaurant, Paul Ainsworth at No6 and Prawn on the Lawn. The Pig Hotel at Harlyn Bay is also nearby, alongside the beautiful Coombeshead Farm, with an excellent menu defined by its nose-to-tail approach to eating. The geodesic biome domes at the Eden Project, designed by Nicholas Grimshaw in the late nineties, is around 35 minutes drive to the south.

Well-renowned as a community-driven Cornish town, the centre of Wadebridge is around 15 minutes by car and has a broad selection of independent shops, restaurants, cafes, a cinema, a library, a sports centre and generous green open spaces, play parks and a skate park. The area is also well-served by primary and secondary schools.

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Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway just north of Truro giving fast access to the M5 motorway at Exeter. Direct trains from Truro to London Paddington run in just over four hours. Cornwall Airport (Newquay) also provides regular shuttle flights to London Gatwick, Stansted and many other seasonal European destinations.

Main House Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.