



## 1 Tolcarne Stores, Newlyn, Nr Penzance.

**£349,950**

A simply stunning conversion of a former stone warehouse located in a quiet back lane only a short walk to the pretty fisherman's harbour at Newlyn offering sumptuous high quality accommodation that needs to be viewed to be fully appreciated.

- Character & contemporary conversion
- Latest eco heating system using stream
- Under floor heating
- Bespoke joinery and fittings
- Walking distance to the harbour
- Fantastic holiday letting potential

**Tel: 01872 561642**

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# 1 Tolcarne Stores

## Newlyn

### TR18 5DB

No.1 Tolcarne Stores is converted from a former riverside warehouse in Newlyn, West Cornwall as a careful marriage between old and new. A contemporary living environment that overlays the original industrial use of the building. The architect designed 3 storied property has been converted to the highest standard retaining the warehouse aesthetic and using traditional materials which are complemented with stylish contemporary features and finishes.

The spacious accommodation is arranged around an open plan ground floor with kitchen, dining and living room opening onto the west facing landscaped river terrace. Two triple height spaces at front and back provide a spatial connection through the three floors. These vertical gallery spaces with glass balustrades to the landings retain the industrial proportion of the original building and give a sense of drama.

Two double bedrooms with the main bathroom are arranged on the first floor and the master bedroom with en suite on the second floor. The top hung oak staircase of bespoke design serves the first and second floors.

The ground floor has full height glazed screens to the kitchen and dining with bespoke shutters offering privacy using hardwood joinery manufactured locally. Externally the property has been enhanced by the high quality of the restoration. The warehouse roof was completely replaced with natural slate, concealed gutters and copper rainwater goods. The door and window openings were formed using solid Cornish granite lintels and quoins. Natural materials are used throughout: the ground floor has top lit triple height living space with exposed granite walls and lime plaster 'glaster', which uses recycled glass. To the ground floor there are natural slate floors and exposed granite walls and solid oak flooring with under floor heating and oak doors throughout the first and second floors.

#### Ground floor

##### **Kitchen 19'6 x 28 max (including living room)**

The kitchen has fitted Rotpunkt kitchen, granite worktops and glass splashbacks. The fittings are AEG electric cooker and gas hob, Franke sink and swiss pro- tap. Bosch fridge freezer, dishwasher and washer dryer.

##### **Living room 19'6 x 28 max overall (includes kitchen)**

There are exposed granite walls, slate floor and additional power outlets and connections in a concealed floor box. Hardwood french doors open onto the west facing landscaped river terrace.

#### **Wet room**

Slate floors and walls with concealed floor drainage. Wall hung wc and handbasin; wall mounted rainhead shower. Sanitary fittings Duravit Stark and fittings Crosswater. Sliding opaque glass door.

#### **First floor**

##### **Bedroom 2 11'4 x 9'8 plus recess**

Hardwood casement windows with slate window cills and additional roof lights to the eaves providing top light. Fitted oak wardrobes. Wall mounted ceramic bedside light fittings.

##### **Bedroom 3 10'4 x 9'8**

Hardwood casement windows with slate window cills and additional roof lights to the eaves providing top light. Fitted oak wardrobes. Wall mounted ceramic bedside light fittings.

#### **Main bathroom**

The main bathroom with slate walls and floors has sunken Kaldewei bath with wall mounted rain head shower and Crosswater bath filler and shower mixer set. Duravit Stark wall hung wc and Duravit Stark basin. Wall mounted mirror and light fitting, heated towel rail and shaver socket. High level hardwood opening window.

#### **Second floor**

##### **Master bedroom 20'6 x 18 overall (includes en suite bathroom)**

The second floor master bedroom is open plan, light and spacious with 4 opening rooflights and glass balustrades. Built in shelving with lighting and wall mounted ceramic bedside light fittings. Vanitory unit of limestone with solid oak top and twin Duravit basins. Kaldewei bath with Crosswater bath filler and shower mixer set. Wall hung wc and wall mounted bathroom light fitting, heated towel rail and shaver socket.

**Escorted viewing by appointment only 01872 561642**



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