



Christmas Cottage



Harbour and Centre 500 yards St Austell 5 miles

A delightfully presented period house in a fine position away from, yet conveniently placed, to walk to the centre of Mevagissey.

- Well Located & Spacious
- Entrance Lobby
- 2 Fine Reception Rooms
- Kitchen
- 3 Bedrooms & Bathroom
- Roof Terrace
- Convenient Spacious Store (Potential Car Port)
- Enclosed Private Garden
- Freehold
- Council Tax Band D

Guide Price £425,000

SITUATION

Off Church Lane, Christmas Cottage is well located being away from the general "hustle and bustle" of the village, yet is only about 500 yards walk to the inner harbour and centre of Mevagissey. The historic fishing village of Mevagissey, which is still a working fishing village, is renowned for its picturesque myriad of narrow streets around the inner and outer harbours, around which there are numerous public houses, cafes, restaurants, gift and everyday shops.

The area is renowned for its attractive coastline and walks along the South West Coast Footpath as well as sandy beaches at Pentewan, Porthpean, Gorran Haven, Vault and Caerhayes.

The market town of St Austell is about 5 miles to the north and offers a more comprehensive range of shopping, schooling and social facilities and amenities and there is a mainline railway station on the London Paddington line. The cathedral city of Truro, being the retail and commercial centre of Cornwall, is about 17 miles to the east and Newquay Airport is about 20 miles.

THE RESIDENCE

The accommodation to Christmas Cottage is delightfully presented to the market. The property is approached from Church Lane via a pedestrian door which opens to an enclosed Store Area (which has previously been used in the past as a Car Port) and from which a roller door at the rear opens to an enclosed garden. This area provides useful storage for bikes, kayaks and other watersports equipment and includes a Cupboard.

Off is an Entrance Lobby with Karndeian oak style floor, Coats Cupboard and stained glass panelled door with steps to the Living Room. The Living Room is the main Reception Room and offers a high white beamed ceiling, feature fireplace with painted hearth and decorative painted timber surrounds, mantelpiece and inset wood-burning stove with decorative black canopy above, side recessed display shelving, Karndeian oak style floor and balustrade stairs off to the first floor.

Off is a Dining Room/Family Room with double aspect, part painted timber panelled walls to dado height, Karndeian oak style floor, fireplace with painted stone style surround and timber mantelpiece over, exposed stone hearth and inset part raised solid fuel burner, display shelving, high ceiling and stained glass panel door opening to the Kitchen.

The Kitchen has been recently updated and

offers a range of matching base and eye level units with polished granite worktops with matching upstands and painted wood panelled wall to one side. Included is an inset undermounted 1½ bowl stainless steel sink with brushed chrome effect mixer tap, Bosch electric double oven and Bosch touch controllable four-ring electric hob with extractor fan over, concealed integrated Bosch refrigerator and dishwasher.

On the first floor is a half Landing, with tall stained glass panelled sash window with window-seat, which leads up to a semi-balustrade Landing off which there are doors to the three well-presented Bedrooms and Bathroom.

The main Bedroom with Karndeian oak style floor, offers a double aspect with views over the rear enclosed garden and village. From the third Bedroom there is access to a Roof Terrace with timber decking and stainless steel style balustrade and space for table and chairs. The Bathroom offers a fine white suite with timber panel bath with Victorian style mixer tap shower fitment, wc and pedestal washbasin with wall mounted mirror and light over, painted timber panelled walls and Karndeian oak style floor.

THE REAR COURTYARD GARDEN

On the south-western side of the house is a pleasant walled low maintenance Courtyard Garden with seating areas and various shrubs and plants. An ornate metal gate leads to a Mediterranean style wall enclosed area with built-in BBQ and canopy style chimney.

Within the Courtyard Garden, is an outside Utility/Shower Room with white suite comprising pedestal washbasin, wc and wide tiled shower cubicle with Mira electric shower, tiled floor and space for washing machine with tumble dryer over.

VIEWING

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

DIRECTIONS

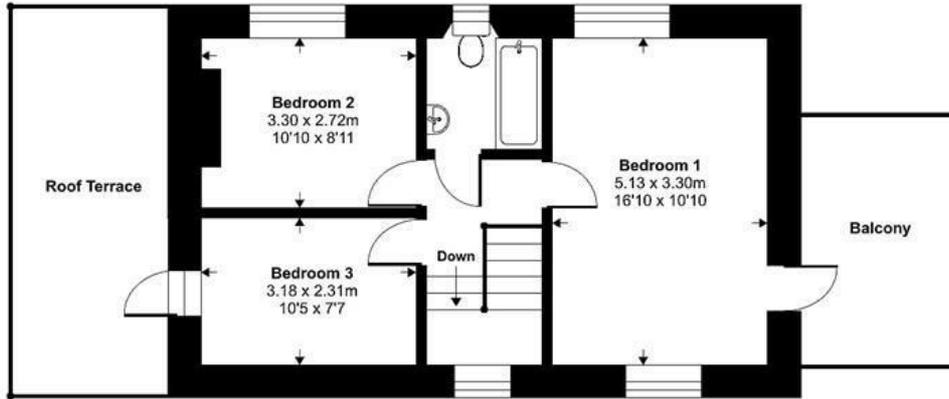
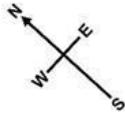
From St Austell take the B3273 southwards to Mevagissey. Pass Pentewan Holiday Park, drive up over the hill and down into Mevagissey. Pass the main car park on the left-hand side and follow the one way system around to the left. Drive for about 75 yards and at the T junction, turn left. Continue for about 100 yards and where the road divides, branch to the left into Church Lane. Christmas Cottage will be seen on the left after about 75 yards opposite the entrance to the Church.

SERVICES

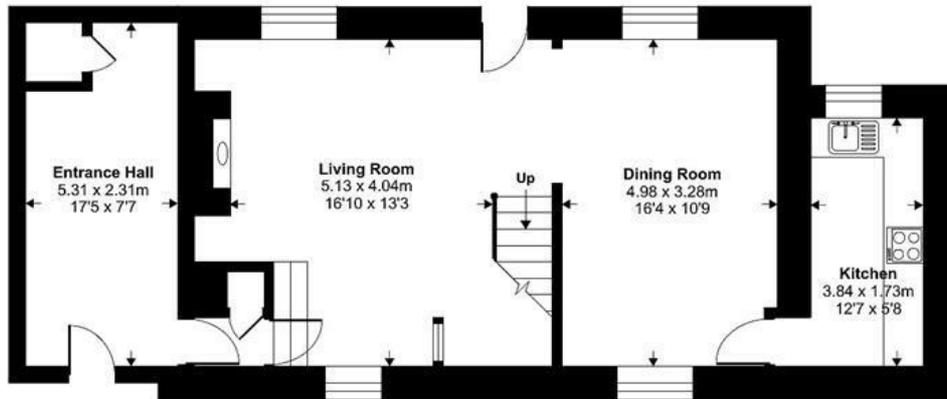
Mains water, electricity and drainage connected. Oil-fired central heating. Double-glazed. TV and telephone points.



Approximate Area = 1204 sq ft / 111.9 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 851529

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		77
(69-80) C	(55-68) D		
(50-68) E	(35-54) F	35	
(1-49) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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