

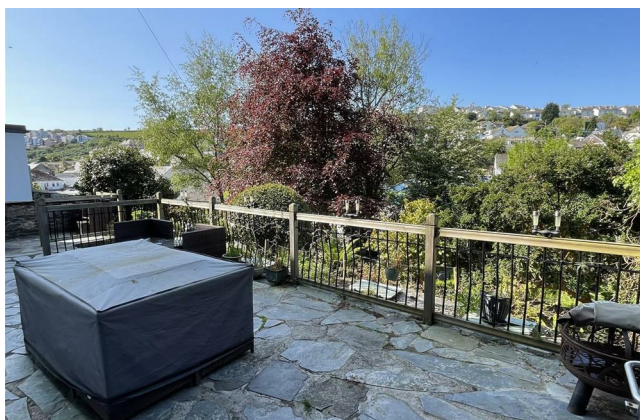


MAY WHETTER & GROSE

62 CHURCH STREET, MEVAGISSEY, PL26 6SR
GUIDE PRICE £825,000



A DELIGHTFUL CHAIN FREE GRADE II LISTED EIGHT BEDROOM, FIVE BATHROOM DETACHED HOUSE OFFERING THREE SELF CONTAINED LIVING AREAS SET OVER TWO PROPERTIES. FURTHER BENEFITS INCLUDE AN ENCLOSED AND SPACIOUS GARDEN, OUTBUILDINGS, AMPLE OFF ROAD PARKING AND CHARACTER FEATURES THROUGHOUT. LOCATED WITHIN PROXIMITY OF MEVAGISSEY HARBOUR A VIEWING IS TRULY ESSENTIAL TO FULLY APPRECIATE THIS IMPECCABLY KEPT FAMILY RESIDENCE, LIKELY TO APPEAL TO THOSE WITH A LARGE MULTI GENERATIONAL FAMILY OR SOMEONE LOOKING FOR AN INCOME FROM UP TO THREE HOLIDAY LETS. NOT TO BE MISSED. EPC RATINGS F & G



Mevagissey is a picturesque working fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Coastal walks can be enjoyed within the area and the village has several restaurants. The town of St Austell is approximately 6 miles distant and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and local supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan. Mevagissey has facilities such as small Mini Market, Veg shop, nearby Farm shop and various gift and souvenir shops.

Directions:

From St Austell head down through the Pentewan Valley. As you go past the Pentewan Valley and the campsite on the left you will see the coastline. Head up the hill as it winds its way to the top. At the cross roads head down the hill into Mevagissey. Follow the road (B3273) down and pass the first car park on the left hand side. Follow the one way road around to the left, passing Chapel Square. Turn left and proceed up Church Street where number 62 can be located on the left hand side of the road, just before the fork in the road.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

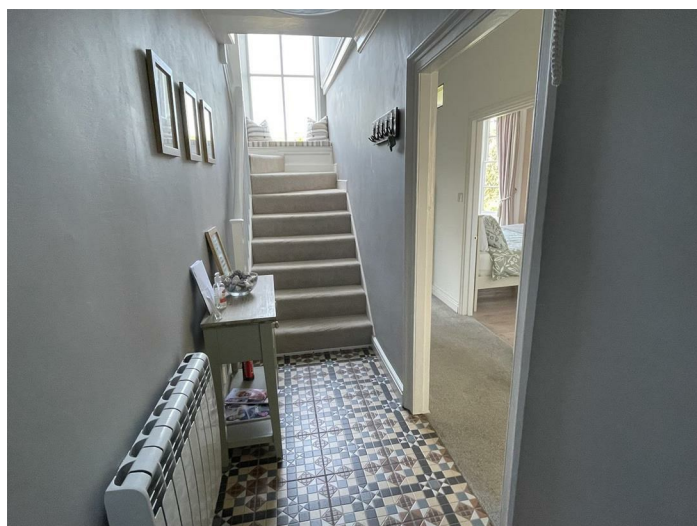
Cherry Orchard Apartment:

Currently a 5* rated holiday let with three bedrooms, bathroom and shower room. All rooms benefit from individually controlled Wi-Fi enabled radiators. Underfloor heating complements the bathroom and shower room.

Original hard wood door allows external access into entrance hall.

Entrance Hall:

18'0" x 3'7" (5.49m x 1.10m)



Large wood frame single glazed window to rear elevation affording tremendous natural light. Stairs to first floor. Door allowing access to inner hall. Tiled flooring. Wall mounted electric radiator with inset thermostatic controls.

Landing:

17'11" x 8'8" (5.48m x 2.65m)
(maximum measurement)

Doors off to bedroom three, bathroom and kitchen/lounge/diner. Further stairs leading up to top landing. At the mid point section

of the first stairs twin doors allow access to inbuilt storage options offering additional storage facilities. Carpeted flooring.

Bedroom Three:

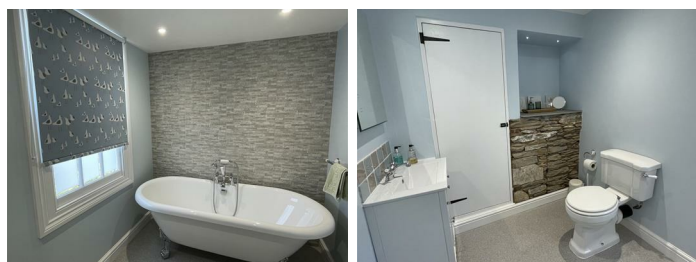
8'3" x 12'1" (2.53m x 3.70m)



A generous double bedroom with wood frame single glazed sash window to front elevation providing tremendous natural light. Wall mounted electric radiator with inset thermostatic controls. Carpeted flooring. The window to the front elevation offers a deep sill with bespoke wooden shelving installed below. This room also benefits from USB charging points set within some of the power points.

Bathroom:

10'7" x 6'5" (3.25m x 1.96m)



Wood frame single glazed sash window to rear elevation affording tremendous natural light with film to the lower section providing privacy. Matching three piece white bathroom suite comprising low level flush classic style WC, ceramic hand wash basin with central classic mixer tap set on vanity storage unit offering additional storage options below and free standing claw foot bath with central mixer tap complete with fitted shower attachment. Tiled walls to water sensitive areas. Feature exposed stone wall with slate topping allowing additional storage options with inset LED downlighting. Door allowing access to storage recess housing the hot water tank. Fitted extractor fan. Vinyl flooring. Wall mounted mirror with inset LED lighting. Underfloor heating.

Kitchen/Lounge/Diner:

18'10" x 17'7" (5.76m x 5.37m)



(maximum measurement)

A tremendous open plan space with wood frame single glazed sash bay window to rear elevation offering delightful views over Mevagissey. Two further wood frame single glazed sash windows to front elevation all combining to provide tremendous natural light. This room is split into two separate areas, kitchen/diner and lounge area with the kitchen/diner offering matching wall and base kitchen units. Roll edge work surfaces. Ceramic sink with matching draining board and central mixer tap. Tiled walls to water sensitive areas. The kitchen benefits from integral Kenwood dishwasher and integral fridge. Four ring ceramic induction hob with fitted extractor hood above, electric oven below and bespoke splash back. Space for generous dining table. Electric power points with inset USB chargers. This room then opens to the lounge area facing the front elevation. Two wall mounted electric radiators with inset thermostatic controls. Wood effect laminate flooring. Television aerial point. Focal cast iron original fireplace with tiled hearth and wood mantle and surround. To the right hand side two doors allow access to inbuilt storage housing the mains fuse box and offering shelved storage facilities. This space houses a corner sofa and additional two seater sofa, a fantastic entertaining space.

Top Landing:

11'4" x 6'6" (3.46m x 1.99m)

Carpeted flooring. Doors off to bedrooms one, two and shower room. This top landing also benefits from a ceiling light well providing natural light.

Bedroom Two:

15'3" x 9'0" (4.66m x 2.76m)



Wood frame single glazed window to side elevation providing natural light and offering distance sea glimpses. A generous twin bedroom with exposed wood flooring. Wall mounted electric radiator with inset thermostatic controls. Some power points benefit from USB charging points. To the far side of the room twin doors allow access to eaves storage. Painted exposed ceiling beams. Focal fire recess with slate hearth.

Shower Room:

8'0" x 8'3" (2.46m x 2.52m)



Wood frame single glazed Velux window providing natural light. Matching classic white shower suite comprising low level flush WC, hand wash basin with classic central mixer tap set on vanity storage unit offering additional storage options below and large fitted shower enclosure with glass sliding shower doors, wall mounted shower with overhead and detachable body shower nozzles. Vinyl flooring. Part exposed ceiling beams. Tiled walls to water sensitive areas. Fitted mirror with LED inset lighting and inset time. Fitted extractor fan. Underfloor heating.

Bedroom One:

12'10" x 15'3" (3.92m x 4.66m)



Another generous double bedroom with wood frame single glazed window to side elevation providing natural light. Exposed wood flooring. Exposed ceiling beams. Wall mounted electric radiator with inset thermostatic controls. Wood door to the side of the room provides access to eaves storage offering additional storage options.

Cherry Orchard House:

Currently the owners accommodation occupying the two lower floors of the main building with separate access from the rear of the property. A three bedroom area full of original features.

Upon entering Cherry Orchard the right hand opening provides access to an inner hall.

Inner Hall:

13'9" x 2'11" (4.20m x 0.91m)

Carpeted flooring. Door off to bedroom four and bedroom five. This entrance door does double back to create privacy for the residents accommodation allowing use of bedroom four for Cherry Orchard Apartment if the need arises.

Bedroom Four:

11'0" x 8'3" (3.36m x 2.53m)



Wood frame single glazed sash window to front elevation providing natural light with bespoke shutters. Door allowing access to inbuilt storage void offering additional storage options. Carpeted flooring. Wall mounted electric heater with inset thermostatic controls.

Bedroom Five:

10'8" x 11'10" (3.27m x 3.63m)



Currently used as a craft/office room. Large wood frame single glazed sash bay window to rear elevation providing tremendous natural light. This room would comfortably house a double bed or make an additional reception room. Wall mounted electric heater with inset thermostatic controls. Exposed wood flooring. BT OpenReach telephone point.

Off the inner hall, stairs lead down to the, (kitchen, lounge diner) and also provides access to bedroom six and the bathroom which are also situated on the ground level.

Shower Room:

9'4" x 7'10" (2.85m x 2.39m)



Wood frame single glazed sash window to rear elevation providing tremendous natural light and enjoying a delightful outlook over the enclosed rear garden. Matching three piece white shower suite comprising classic style low level flush WC, ceramic hand wash basin with classic central mixer tap set on vanity storage unit offer additional storage options below. Large fitted shower enclosure with wall mounted shower and sliding glass shower doors. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Fully programmable heated towel rail. Fitted extractor fan. Twin doors allow access to the in built storage housing the hot water tank.

Bedroom Six:

11'11" x 9'11" (3.65m x 3.03m)



Wood frame single glazed sash window to front elevation affording natural light with in built window shutters. Three doors allow access to in built wardrobes offering shelved and hanging storage space. Carpeted flooring. Wall mounted electric heater with inset thermostatic controls.

Kitchen/Diner:

31'2" x 17'6" (9.51m x 5.34m)

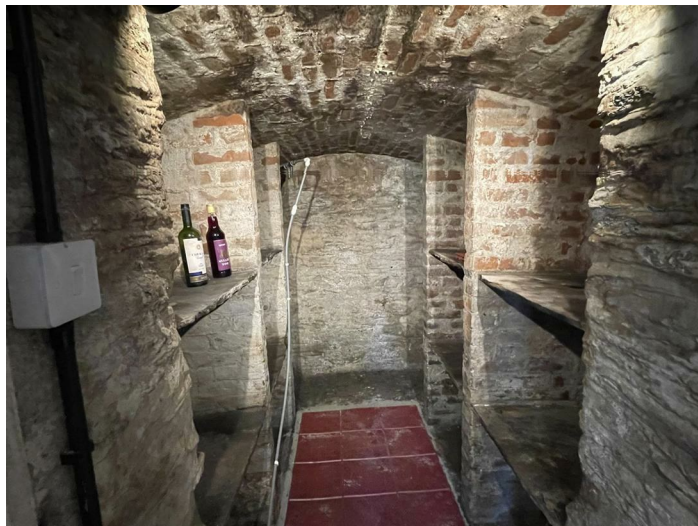


Situated on the lower ground floor. A truly tremendous open plan space with wood frame single glazed sash window to rear elevation to dining side, further wood frame single glazed sash window to rear elevation to kitchen side with wood frame stable door providing access to the patio and enclosed rear garden with inset glass to top section all combining to provide tremendous natural light. To the dining area a focal fireplace offers a slate hearth and slate mantle over. One of the major

features in this delightful room is the flag slate flooring, covering the entirety of the room. Television aerial point. High level modern radiator. Wooden door provides access to under stairs storage void housing the mains fuse box offering additional storage options and the continuation of the slate flooring. Door provides access to the unique feature of the this property, the cellar.

Cellar:

9'9" x 7'1" (2.98m x 2.16m)



In its original condition, with red brick pillars and slate shelving, a truly remarkable space, a blast from the past - the perfect wine storage area complete with lighting.

Kitchen Area:



With matching kitchen base units. Square edged work surfaces. Ceramic one and a half bowl sink with matching draining board and central mixer tap. The delightful window sills doubles as a additional storage area and takes into the account the delightful outlook to the rear of the property. Space for Range cooker and fridge freezer. Further upright modern radiator. Door allowing access to inbuilt pantry offering fantastic storage options with wood shelving to the left and right elevations. The kitchen benefits from integral dishwasher. Space for dining table. The kitchen also benefits from pop up plug-in power points complete with inbuilt USB charging points. The kitchen offers soft close technology.

Cherry Orchard Cottage:

A fully self contained two bedroom, two bathroom, character cottage. A comprehensive refurbishment has recently been completed. The bedrooms, kitchen and living area all benefit from Bluetooth controlled radiators.

Hard wood door with upper single glazed glass with wave pattern allows external access into entrance hall.

Entrance Hall:

4'5" x 3'10" (1.37m x 1.18m)

Wood door allowing access to stairs to the lower bedroom. Cupboard above front door housing main fuse box. Opening through to kitchen/diner. Part exposed stone wall. Tiled flooring.

Kitchen/Diner:

12'8" x 10'0" (3.87m x 3.06m)



Wood frame single glazed sash bay window to front elevation providing tremendous natural light. Matching wall and base kitchen units. Roll top work surfaces with matching splash back. Sink with matching draining board and central mixer tap. The kitchen benefits from soft close technology. Integral dishwasher. Integral electric oven with four ring hob above and fitted extractor hood over and bespoke glass splash back. The power points in this room also benefits from USB charging points. Wood effect laminate flooring. Space for fridge. Space for dining table. Modern upright radiator with thermostatic controls. Opening through to lounge. Ceiling beam.

Lounge:

12'8" x 10'0" (3.87m x 3.06m)



A delightful lounge with wood frame single glazed feature windows to left rear corner elevation providing tremendous natural light and offering a delightful outlook over the surrounding area. Stairs to first floor. Wall mounted electric radiator with thermostatic controls. Door allowing access to under stairs void offering additional storage options. Carpeted flooring. Television aerial point. Part exposed ceiling beam.

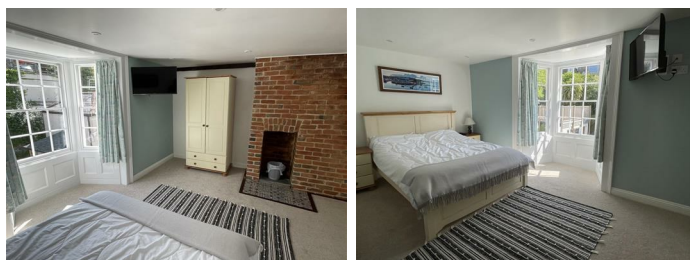
Landing:

6'2" x 10'11" (1.88m x 3.34m)

Wood frame single glazed sash window to rear elevation providing tremendous natural light and offering delightful views over the enclosed grounds and Mevagissey in the distance. Doors to bedroom and bathroom. Further door allows access to a spacious cupboard housing the hot water tank with tremendous storage options in front. Carpeted flooring. Loft access hatch, the loft is boarded and provides a good amount of storage.

Bedroom:

15'7" x 10'11" (4.75m x 3.33m)



Wood frame single glazed sash bay window to front elevation providing tremendous natural light. Carpeted flooring. Red brick

focal fireplace with tiled hearth. Television aerial point. Wall mounted electric radiator with in built thermostatic controls. Space for double bed.

Bathroom:

11'10" x 4'11" (3.62m x 1.52m)



(maximum measurement)

Wood frame single glazed window to rear elevation providing natural light. Matching three piece white classic bathroom suite comprising low level flush classic WC, ceramic hand wash basin with classic central mixer tap set on vanity storage unit offer additional storage options below and P-shape bath with classic style taps and wall mounted shower over. Glass shower screen. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Fully programmable heated towel rail. Fitted extractor fan. Wall mounted mirror with LED sensor lighting.

Ground Floor Bedroom:

15'11" x 12'5" (4.87m x 3.80m)



Wood frame single glazed window to rear elevation. Hard wood door with multi single glazed panels to top section combining to provide tremendous natural light. Exposed floorboards. Electric radiator with thermostatic controls. Door through to bathroom. Exposed ceiling beams. Behind the area designed to house the bed there are bespoke display shelving options with inbuilt lighting.

Ground Floor Bathroom:

11'9"x 6'11" (3.60mx 2.12m)



High level wood frame single glazed window to front elevation

with obscure glass providing natural light. Matching four piece classic bathroom suite comprising fitted shower enclosure with glass shower door and wall mounted shower. Ceramic pedestal hand wash basin with classic mixer tap set on vanity storage unit offering additional storage options below, low level flush classic style WC and free standing claw foot slipper bath with classic central mixer tap complete with fitted shower attachment. Tiled walls to water sensitive areas. Fitted extractor fan. Tile effect vinyl flooring. Fully programmable heated towel rail. Below the high level window there are two recesses offering additional storage options and further storage shelves opposite. Exposed ceiling beams.

Outside:

Accessed off the rear patio an L-shaped outbuilding.

L Shaped Utility Room:

14'9" x 14'9" (4.51m x 4.52m)

Two wood frame double glazed windows to rear elevation with film covered glass providing tremendous natural light and views over the enclosed rear garden and further wood frame single glazed window to the side elevation. This room is well serviced with light and power and currently used to house the current owners washing machine, tumble dryer and additional freezer. This room would comfortably make a delightful studio/office or would serve a number of other uses.

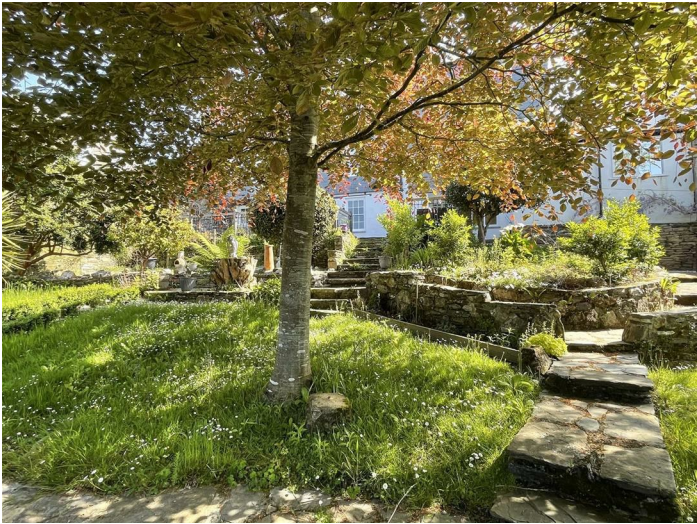
Outbuilding/Barn/Workshop:

16'4" x 19'6" (5.00m x 5.96m)



Accessed behind the parking area to the lower entrance of the plot this area offers fantastic storage options or workspace, with further high level storage built above. This area would lend itself well to a number of uses.

Accessed off Church Street number 62 is located on the left hand side as you come up the hill. To the left hand side a drive provides parking. A low level granite wall provides clear segregation of the boundary with the property set back off the road with a delightful display area to the front of the property. By the left hand side, behind the parking bay, steps lead down to provide access to the secure and mature rear garden via slate steps.



Immediately to the rear of the property there is a large slate elevated south facing patio complete with outdoor tap and external power points. This area provides access to the owners accommodation kitchen diner/lounge and Cherry Orchard Cottage lower ground floor access. Wooden patio railings with inset metal balustrade provides safety, slate steps then lead down to provide access to the impeccably kept garden. To the left hand side of the steps a circular area provides fantastic planting options, to the right hand side is an elevated area of gravelled chippings. Steps then lead down to provide access to numerous other areas of grass, bark and granite chipped sections all very well stocked. The rear garden is well enclosed with high level stone walls to right and left elevations and has many established evergreen plants, shrubbery, trees and bushes. The slate walkway meanders down to provide access to the parking section to the lower part of the plot and also provides access to the wooden workshop/barn to the rear. This hardstanding area provides off road parking for numerous vehicles and is well enclosed with a five bar gate providing security.

Agents Note:
The property has undergone a 8 year renovation/refurbishment, including -
Fully re-wired throughout.
Fully re-plumbed throughout.
Full re-slatted rear/side elevation.
All new bathrooms and kitchens.
All four floors of the house/apartment have an integrated smoke/heat alarm system.
All three floors of the cottage have connected smoke/heat alarms.

All fixtures and fittings and most current contents in the apartment and cottage area available by separate negotiation.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for verbal guidance only and should not be relied upon as a basis for valuation.

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