



**MAY WHETTER & GROSE**

**29 LAVORRICK ORCHARDS, MEVAGISSEY, PL26 6TL**  
**GUIDE PRICE £350,000**



A CHAIN FREE DETACHED HOUSE SET OVER THREE STOREYS WITH FOUR BEDROOMS, GARAGE AND OFF ROAD PARKING. THE PROPERTY IS LOCATED IN A NO THROUGH ROAD SETTING WITH FINE ELEVATED VIEWS OVER MEVAGISSEY TO THE REAR. UPVC DOUBLE GLAZING THROUGHOUT AND OIL FIRED CENTRAL HEATING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED FAMILY HOME. EPC - E



## Location

Mevagissey is a picturesque working fishing village nestled between Pentewan and Gorrán 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, Lloyds Bank, Veg shop, nearby Farm shop and various gift and souvenir shops. St. Austell, a large town 6 miles from Mevagissey, has more extensive shopping, several supermarkets and further services.

## Directions

From St Austell head out towards Mevagissey, follow the road through the Pentewan Valley through to the end, you will notice Pentewan on your left hand side along with the beach. Carry on up the winding hill to the top and at the cross roads take the left hand turning and follow the road along to the next roundabout which is located by the school. Continue, passing the school and continue down the hill until you see a turning on your right signposted Lavourick Orchards, take this turning and continue dropping down the hill. The property is located on the left hand side of the road.

## Accommodation

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

Upvc double glazed door with upper glazed insert with lead detailing and obscure glazing allows external access into entrance porch.

## Entrance Porch

4'11" x 3'6" (1.52 x 1.09)

Doors through to WC, elevated kitchen area. Carpeted flooring.

## W.C.

4'11" x 2'7" (1.52 x 0.81)

Upvc double glazed window to front elevation with obscure glazing. Low level flush WC. Wood effect laminate flooring.

## Elevated Kitchen

16'11" x 10'1" (5.16 x 3.09)



Two Upvc double glazed window to front elevation. Matching wall and base kitchen units finished in white gloss. Square edged work surfaces. Stainless steel composite one and half bowl sink with matching draining board and central mixer tap. Fitted electric oven with four ring hob above and fitted extractor over with stainless steel splashback. Part tiled walls, part water resistant cladding. Space for additional kitchen appliances. Radiator. Tile effect vinyl flooring. Agents Note: Some of the power points have inset USB charging points.

## Lounge

16'6" x 11'5" (5.04 x 3.50)



Steps lead down to the sunken lounge. A well lit twin aspect lounge with Upvc double glazed window to side elevation and large Upvc double glazed window to rear elevation enjoying views over Mevagissey, door to the left hand side allowing external access to an elevated decked balcony. Focal open fireplace with slate surround and matching slate hearth with wooden mantle and display areas to either side. Carpeted flooring. Doors opens to provide access to a storage cupboard. Radiator. BT Openreach



telephone point. Feature exposed wood ceiling. Carpeted stairs to mid landing. Television aerial point.

### **Mid Landing**

6'2" x 2'8" (1.89 x 0.82)

Door through to mid external access. Carpeted stairs to lower landing. Door through to bedroom two, additional door opens to a useful in-built storage cupboard.

### **Mid External Access**

5'8" x 6'2" (max including storage) (1.73 x 1.88 (max including storage))

Door through to bathroom. Twin sliding doors open to provide access to useful in-built storage cupboard. Upvc double glazed door to front elevation with upper obscure glazing. Carpeted flooring.

### **Bathroom**

8'4" x 6'4" (2.56 x 1.95)



Upvc double glazed window to side elevation with obscure glazing. Low level flush WC with dual flush technology, ceramic hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Tiled walls to water sensitive areas. Wood effect laminate flooring. Radiator.

### **Bedroom Two**

13'1" x 9'10" (4.00 x 3.01)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator.

### **Lower Landing**

6'2" x 2'11" (1.89 x 0.91)

Doors to bedrooms one, three and four. Carpeted flooring. Door into understairs storage cupboard.

### **Bedroom One**

14'11" x 9'10" (4.55 x 3.02)



Upvc double glazed window to rear elevation. Radiator. Carpeted flooring.

### Bedroom Four

11'5" x 6'2" (3.50 x 1.89)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

### Bedroom Three

8'4" x 11'10" (2.56 x 3.61)



Upvc double glazed window to rear elevation with Upvc double glazed door allowing external access. Ceiling mounted sky light wood frame double glazed window. Carpeted flooring. Radiator.

### Outside



Immediately off the no through road of Lavourick Orchards and located on the left hand side of the road. To the front a brick drive allows off road parking and provides access to the garage.

### Garage

16'2" x 8'5" (4.94 x 2.59)



Metal up and over garage door. Upvc double glazed window to rear elevation. The garage benefits from light, power, cold tap and eaves storage.





To the right hand side of the drive is a low maintenance front garden well enclosed with slate stone wall. Paved walkway and two sunken areas of slate chippings.

The paved walkway flows down the right hand side of the property leading to steps which lead down via a brick side walkway to provide access to the enclosed rear garden.



To the front of the property is the access door from the lower landing, to the side of this is an additional door enjoying additional storage options.

Door opens to provide access to the boiler cupboard with free standing oil fired boiler. To the right hand side there is space for a washing machine and tumble dryer.

Leading onto the right hand side of the property there is a bricked walkway which flows down the right hand side of the property via the paved steps providing access to the enclosed rear garden.

To the rear is a bricked area with a covered overhang and steps lead down to a sunken bricked area of patio with a chipped established planting bed between

these two areas. The boundaries are clearly defined with rendered block wall to the right and left elevations with an evergreen boundary to the rear.

The oil tank is located to the left hand side of the property looking from the road.

There is an elevated balcony that flows off the lounge.



### **Council Tax Band - E**

### **Broadband and Mobile Coverage**

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

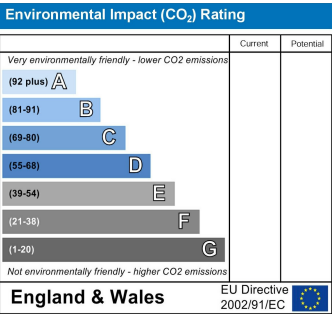
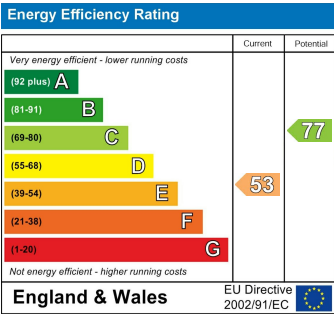
### **Services**

None of the services, systems or appliances at the property have been tested by the Agents.

### **Viewings**

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)



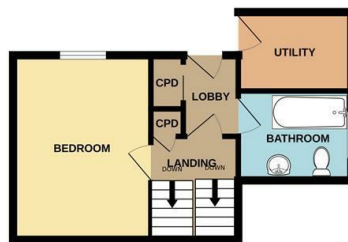




LOWER FLOOR



MID FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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