



MAY WHETTER & GROSE

**50 CLIFF STREET, MEVAGISSEY, PL26 6QL
OFFERS OVER £275,000**



A WELL SITUATED CHAIN FREE SEMI DETACHED CHARACTER HOME LOCATED IN THE DESIRABLE CONSERVATION AREA OF MEVAGISSEY. THE VERSATILE PROPERTY OFFERS TWO DOUBLE BEDROOMS, TWO ATTIC ROOMS AND A SEPARATELY ACCESSED OPEN PLAN ONE BEDROOM ANNEXE. THE PROPERTY IS WELL PRESENTED THROUGHOUT RETAINING MANY CHARACTER FEATURES AND ENJOYS A MANAGEABLE COURTYARD TO THE FRONT. THE PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY OF MEVAGISSEY HARBOUR WITH BEAUTIFUL VIEWS FROM THE FIRST AND SECOND FLOOR. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE SPACIOUS AND FLEXIBLE ACCOMMODATION ON OFFER. EPC - F



Location

Mevagissey is a picturesque fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Local facilities include a primary school, an activity centre, small Mini Market, doctor's surgery, chemist, various gift shops and several restaurants and public houses. The town of St Austell is approximately 6 miles away and offers a wide range of shopping, large supermarkets and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools. The charming port of Charlestown and the award-winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan.

Directions

Head out on the B3273 from St. Austell taking the coastal road up passing the left turn to Pentewan. Proceed in the direction of Mevagissey. At the top of the hill, at the cross roads, turn left onto Old Road. Proceed to the roundabout passing straight over (the first left turn) and proceed down School Hill, passing the School on the right hand side of the road. Continue, down the hill to the bottom of the road. At the bottom as the road bends off to the right, turn left. Proceed down the hill onto Cliff Street. The property is located on the right hand side of the road and within close proximity of Mevagissey Harbour. Viewers are advised to park at the top of the hill and walk down to the property. NOTE: There is no parking available after the garages on the right hand side, part way down the hill. The other way to get to the property would be to park in one of the car parks in the fishing village. From St Georges Square, walk up the passage opposite the War Memorial. Follow the walk way turning left onto Cliff Street. Proceed up the hill where number 50 is located on the left hand side. Note: The property is not viewable from the road. The property is accessed via a Grey painted wooden gate - We have pictured the access gate, the last picture on the details for viewers convenience.

Accommodation

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

Upvc double glazed front door with upper obscure glazing allowing external access into second reception room.

Reception Room

11'6" x 10'3" (3.53 x 3.13)



Upvc double glazed window to front elevation with deep display sill which can be used as a window seat, lower section with obscure glazing. Exposed wood flooring. Focal open fireplace with decorative surround. Door through to inner hall. Opening providing access to under stairs storage void.

Inner Hall

11'5" x 2'7" - max including stairs (3.50 x 0.81 - max including stairs)

Exposed wood flooring. Exposed stairs with central carpeting. Door through to open plan kitchen/lounge/diner.

Kitchen/Lounge/Diner

20'10" x 14'11" - max (6.37 x 4.55 - max)



A delightful spacious twin aspect room with wood frame double glazed sash window to front and side elevations. Exposed floorboards. Painted stone and textured wall. Door to front provides access to utility and in turn external access. Matching stainless steel kitchen base units, square edged wood work surfaces. Ceramic sink with central mixer tap, fitted dishwasher, electric cooker with four ring ceramic

hob and fitted extractor hood over. Space for additional kitchen appliances. Cove 2 Log Back Boiler, this is connected to the radiators in the en-suite bedroom, bathroom and landing. Part tiled walls in kitchen area. Space for dining table. Lounge area with recess with slate mantle providing storage.

Utility

9'8" x 3'8" (2.95 x 1.12)

Upvc double glazed window with obscure glazing to front elevation, and further Upvc double glazed window to the front elevation. Tiled flooring. Mains fuse box. This area is utilised to house a tumble dryer and washing machine.

Landing

16'4" x 5'3" - max (4.98 x 1.61 - max)

Doors to bedrooms one, two and bathroom. Exposed wood flooring. Door provides access to stair case leading to attic rooms. Upvc double glazed window to side elevation. Classic style radiator.

Bedroom Two

12'5" x 10'4" (3.81 x 3.17)



Two wood frame double glazed sash windows to front elevation providing a great deal of natural light. Exposed wood flooring. Picture rail.

Bedroom One

13'2" x 12'2" (4.02 x 3.73)



Wood frame double glazed sash window to side elevation, offering delightful elevated views over Mevagissey. Exposed wood flooring, picture rail. Door provides access to airing cupboard housing the pressurised hot water cylinder. Classic style vertical radiator. Open en-suite with glass door providing access to in-built shower with detachable body and over head shower nozzles. Opening leading through to a WC with low level flush WC with dual flush technology and ceramic hand wash basin with classic style central mixer tap set on vanity storage unit.

Bathroom

9'0" x 7'10" (2.75 x 2.39)



Upvc double glazed window to side elevation. Wood frame double glazed sash window to front elevation, both combine to provide a great deal of natural light. Matching four piece bathroom suite comprising classic style low level flush WC, ceramic hand wash basin with central mixer tap and free standing claw foot bath with central mixer tap and fitted shower attachment. Separate shower enclosure with wall mounted shower with overhead and detachable body

nozzles. Tiled walls to water sensitive areas. Exposed wood flooring. Radiator.

Attic Room One

14'4" x 9'11" (4.39 x 3.04)



Agents Note: Restricted Head Height. Wood frame double glazed Velux window to front elevation with lovely views over Mevagissey Harbour. Door through to attic room two. Exposed wood flooring. Doors to eaves storage on three sides.

Attic Room Two

19'1" x 10'8" (5.84 x 3.27)



Agents Note: Restricted Head Height. A lovely triple aspect room with wood frame double glazed Velux windows to front and both side elevations. Exposed wood flooring. Doors provide access to eaves storage on either side of the room. This room would benefit from updating and offers truly spectacular views.

Ground Floor Open Plan Annexe

21'3" x 10'6" (6.48 x 3.21)



Hard wood stable door with upper single glazed panel allows external access. A lovely open plan room with wood frame double glazed sash window to side elevation and wood frame single glazed window to rear. Upon entering is the kitchen/dining area with stainless steel sink with central mixer tap, space for dining table. To the rear of the room is the bedroom area with multi fuel burner set to the rear of the room and sliding door providing access to fitted shower area. The shower area has wall mounted mains fed shower, low level flush WC and ceramic hand wash basin with central waterfall mixer tap, set on vanity storage unit. Exposed stone walls, fuse box. A unique area.





Council Tax Band - B



Outside



Broadband and Mobile Coverage

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

Services

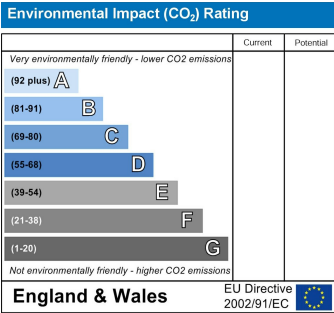
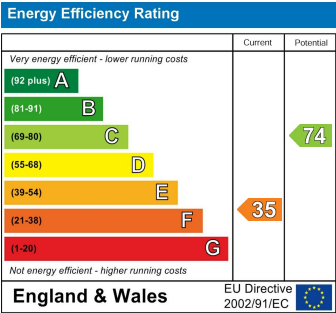
None of the services, systems or appliances at the property have been tested by the Agents.

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

Although the property has no official parking Mevagissey has numerous pay and display car parks.

To the front a wooden gate opens to provide access off the street. This walkway opens to a front courtyard area providing access to the main house and annexe. This area catches a great deal of sun and offers a good degree of privacy.





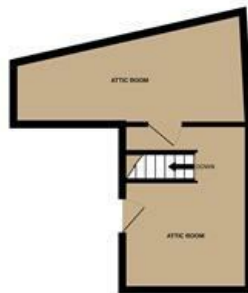
GROUND FLOOR



FIRST FLOOR



SECOND 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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