

# MAY WHETTER & GROSE

**THE CAPTAIN'S GIG 3 QUAY ROAD, CHARLESTOWN, PL25 3NX**  
**GUIDE PRICE £595,000**



LOCATED IN ONE OF THE COUNTY'S MOST PICTURESQUE COASTAL VILLAGES WITH STUNNING VIEWS ACROSS THE ENTRANCE OF THE HARBOUR AND SITUATED ONLY 50M FROM THE BEACH, IS THIS CHARMING CHARACTER GRADE II LISTED COTTAGE, WHICH HAS BEEN RENOVATED IN MORE RECENT YEARS WHILST RETAINING MANY ENDEARING CHARACTER FEATURES THROUGHOUT. BENEFITING FROM A BEAUTIFUL ELEVATED REAR GARDEN WHICH ENJOYS THE SUN THROUGHOUT THE DAY AND INTO THE EVENING. A VERY SUCCESSFUL HOLIDAY LET CURRENTLY THROUGH CLASSIC COTTAGES [WWW.CLASSIC.CO.UK](http://WWW.CLASSIC.CO.UK)



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## The Location



Charlestown is a picturesque village and vibrant working port offering approximately ten restaurants, pubs and cafes within walking distance. The attractive harbour is fronted by pretty cottages and converted buildings, previously used for boatbuilding and pilchard curing. It is a very popular tourist destination, attracting interest from purchasers looking for both holiday homes and permanent residences.

Nearby attractions include the Eden Project, Heligan Gardens and the sandy beaches of Carlyon Bay and Porthpean are just a stone's throw away. The historic port of Charlestown, in its own right, is a popular film location and has been host to film crews from Poldark and The Onedin Line among others.



## The Cottage:



From the steps and lawn area to the front is the tiled front covered canopy with seating. Wood glazed panel door into entrance hallway.

### Entrance Hallway:

Carpeted stair case with handrail to first floor. Slate flooring continuing through the downstairs living area. Radiator. Picture window to side with deep display sill and under stairs storage. Wood panel door into lounge.

**Lounge:**

9'8" x 12'2" (2.95m x 3.72)



Single glazed sash window with deep window seat enjoying the stunning views over the Harbour and St Austell Bay. Focal point of raised hearth with log burner and period features. Glass double doors with shelving to one side. Radiator. Open beams. Steps up and through to the kitchen/dining area.

**Kitchen/Dining Area:**

17'8" x 7'8" (5.39m x 2.35m)



The open beam continues through. The kitchen is fitted with integrated appliances of fridge freezer, oven, microwave, four ring hob with extractor over and dishwasher. A cottage style theme of unit with square edged speckled coloured work surface incorporating a ceramic one and a half bowl sink and drainer with mixer tap. Wall mounted radiator. Arch through to dining extension to the rear.



**Dining Area:**

9'0" x 10'11" (2.75m x 3.34m)



The feeling of space is further enhanced by the large

glass beamed roof with further single glazed windows and stable door opening to the rear sun terrace and further up to the lawn garden. Storage cupboard. Radiator.



Handrail to the first landing with door into principal bedroom.

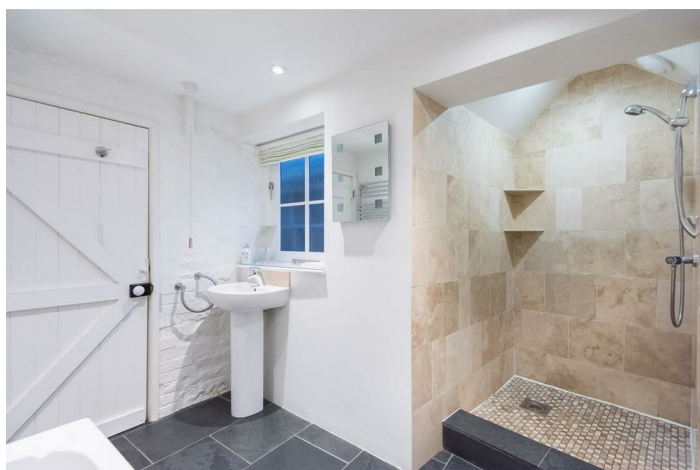
### Principal Bedroom:

13'5" narrowing to 10'1" x 13'1" (4.10m narrowing to 3.08m x 3.99m)



### Bathroom:

8'11" x 5'10" widening into shower 10'3" (2.74m x 1.79m widening into shower 3.14m)



Thoughtfully designed and making the most of the space, comprising of hand basin, panelled bath, WC with hidden cistern and large shower area. Wall mounted extractor fan. Ceiling spotlights. Glazed window with display sill. Picture display window to rear. Pattern glazed window to side.

Thoughtfully laid out, you can lie in bed and look out the glazed sash window with deep window seat, to the views over the Harbour. Radiator. Door into ensuite.



### En-Suite:

Comprising of WC with hidden cistern, hand basin with mosaic tiled splash back with display shelving, lighting unit above and shower cubicle with integrated shower system. Heated towel rail.



**Bedroom:**

8'0" x 11'3" (2.46m x 3.44m)



Single glazed window with deep display sill enjoying views up over the garden. Radiator. Door leading through from this bedroom into the third bedroom or could be a walk in wardrobe.



**Bedroom/Walk in wardrobe:**

7'1" x 8'0" (2.16m x 2.46m)



Also enjoying similar views and outlook. Radiator.

**Outside:**



The property is elevated from Quay Road with open lawn area and steps where you can sit and enjoy the views and sunshine throughout the day and into the evening.



From the rear dining area there are steps with chrome handrail to a slate stone paved Mediterranean feel courtyard patio with further steps and handrail to an area of open lawn with pathway leading up to the top of the garden from where you could enjoy further views. There is a useful log store.





**Council Tax:**

Council Tax - Deleted Holiday Let

**Agents Note:**

The property is Grade II Listed and therefore does not require an EPC.

The cottage is a successful holiday let with occupancy levels of approximately 70%, for further information please contact the office.

Both properties, The Captains Gig and The Copper House, could be bought together as a ongoing concern.

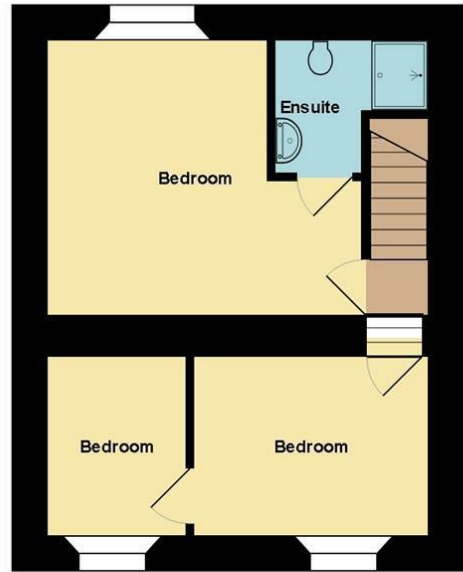
Due to the age and style of the property, rooms can be slightly irregular shaped.

All internal photos have been supplied by Classic Cottages from the previous Holiday Letting Season.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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