



Divette House
Polkirt Hill, Mevagissey, Cornwall



Divette House

Polkirt Hill, Mevagissey, Cornwall PL26 6UX

St Austell 7 miles, Truro 17 miles, Harbour 0.5 mile

Standing in a frontline cliff top position, a substantial attached period residence with a share of a private beach, commanding breathtaking grandstand views over the waters of Mevagissey Bay to Chapel Point and beyond

Offering exceptionally spacious and flexible accommodation, it is considered that great potential exists for the accommodation to be arranged in a variety of ways as either a fabulous large home or property with income potential

An intriguing property arranged over four floors, Divette House is an impressive attached period residence commanding frontline grandstand sea views.

Literally perched in a cliff top position, the property affords exceptionally spacious and flexible accommodation that can be arranged and utilized in a variety of ways. Originally forming the major section of a large coastal residence which was subsequently divided into three, Divette House has previously been a hotel and then a main residence with two units of holiday letting accommodation. Clearly great scope exists to either form one large family home or utilize the versatile accommodation for holiday lets or similar.

Outside there is parking for three vehicles a short distance away whilst the lower ground floor opens onto a magnificent cliff top balcony from where the views are quite spectacular. Approximately thirty yards away is a separate area of garden and from here communal steps wind their way down the cliff face to a private beach shared with the adjacent two properties.

In summary, a fascinating frontline coastal property that warrants an immediate viewing to appreciate both the magnificent vistas and scale and versatility of accommodation.



View from second floor



VIEWING: Strictly by prior appointment with Stags' Truro office 01872 264488.

DIRECTIONS: From St Austell, take the B3273 southwards to Mevagissey, passing through the village and up Polkirt Hill towards Portmellon. Immediately after passing Treloen Holiday Apartments, Divette House will be evident on the left-hand side.

SITUATION: Standing in a fabulous cliff top position Divette House enjoys stunning panoramic 'bird's-eye' views over the waters of Mevagissey Bay to Chapel Point and beyond.

Mevagissey is one of Cornwall's few remaining working harbours and boasts the largest fishing fleet in St Austell Bay. The village has retained much of its charm with a myriad of narrow winding streets arranged around the colourful and historic harbour. Recent years have seen the village become a popular holiday destination together with the growth and development of waterside homes taking full advantage of the spectacular views.

The village caters well for every day needs whilst more extensive facilities are available in St Austell approximately seven miles distant. Other renowned tourist destinations including The Lost Gardens of Heligan are close by as are the popular sailing estuaries of the Fowey and Fal.

Around seventeen miles to the west lies the cathedral city of Truro which now forms the retail, administrative and cultural centre of the county. Both St Austell and Truro have main lines railway stations connecting with London Paddington and Newquay Airport on the north coast has regular domestic flights to London Gatwick and Stansted amongst other destinations.

SERVICES: Mains water, electricity and drainage connected. Oil-fired central heating. Majority double-glazing.

ACCOMMODATION

Reception Hall: Part-glazed front door. Opaque window to side. Steps descending to lower ground floor and twin part-glazed doors to inner hall.

Inner Hall: Spacious and welcoming with an attractive stone and brick former chimney breast with inset oil-fired boiler. Arched display recess with cupboard under. Exposed floorboards. Wide opening to further area with tessellated tiled floor. Impressive turning mahogany staircase rising through three floors. Radiator. Store cupboard. High corniced ceiling. Door to:

ANNEXE

Reception Hall: Exposed floorboards. Doors to:

Shower Room: Tiled shower cubicle with electric shower. Pedestal wash hand basin and low flush WC. Painted floorboards. Radiator.

Kitchen: Well appointed with modern white floor and wall mounted cupboards and drawers with granite-effect worksurface. Twin circular stainless steel sink and drainer with mixer tap. Tiled splashback and display shelving. Space and plumbing for washing machine, tumble dryer and dishwasher. Electric oven with four-ring hob over. Space for fridge and freezer. Exposed floorboards. Window to side. Glazed door to:

Living Room: A splendid dual-aspect reception room with windows to the side and rear of the building commanding magnificent unobstructed views across Mevagissey Bay to Chapel Point and beyond. Radiator. Return glazed door to:

Bedroom: Window to side. Corniced ceiling. Radiator. Door to reception hall.

FIRST FLOOR

Landing: Approached over an impressive turning staircase, which continues to the second floor. Ceiling corning. Window to front. Two radiators. Arched display recess. Currently used as a secondary reception area with an open aspect to the kitchen. Panelled doors opening to sitting room, bathroom and cloakroom.

Kitchen: Window to side with views over Mevagissey Bay. Range of floor and wall mounted cupboards and drawers with roll edged worksurface.





Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine and fridge. Space for electric cooker.

Cloakroom: Opaque window to side. Low flush WC.

Bathroom: Opaque window to side. Corner wash hand basin with cupboard under and panelled bath with electric shower. Radiator. Tiled walls.

Sitting Room: A quite superb principal reception room in a frontline position commanding glorious views over Mevagissey Bay to Chapel Point and directly out to sea beyond. Wide square bay window to rear and further window to side. Corniced ceiling. Two radiators. Range of low level shelving either side of a central feature fireplace with timber mantel and inset electric fire.

SECOND FLOOR

Landing: Attractive approach over a turning staircase with half-landing where there is an impressive tall leaded and coloured glazed window. Cornicing. Access to roof space. Shelved linen cupboard. Doors to:

Bedroom 2: Window to front. Window to side with views over Mevagissey Bay. Sloping ceiling in places. Radiator.

Cloakroom: Wash hand basin with cupboard under. Low flush WC.

Bedroom 1: Glazed door opening onto a perfectly positioned balustraded balcony 9'8" x 2'10" commanding enviable views over miles of open sea and looking down onto the private beach. Canopied ceiling with exposed roof timbers. Radiator.

Bedroom 3: Circular porthole window to rear. Window to side. Canopied ceiling with exposed roof timbers. Built-in cupboard. Radiator.

LOWER GROUND FLOOR (AN DALGELL)

Stairs descend from the ground floor entrance hallway to:

Entrance Vestibule: Cupboard. Door to:

Living Room: A split-level reception area of an unusual shape. Arched

recess. Radiator. Two display niches. Door to a room that currently houses a bed but has no natural light. Wide opening with central pillar to a **raised section** where there are wide glazed patio doors opening onto a magnificent balustraded deck. Radiator. Doors to:

Shower Room: An unusually shaped shower room with fully tiled shower cubicle featuring window to rear. Contemporary circular wash hand basin set into a vanity worksurface with cupboards under. Low flush WC. Majority tiled walls. Underfloor heating. Radiator. Tiled floor. Further window to rear. Storage cupboard.

Kitchen: Window to rear with views. Floor and wall mounted cupboards and drawers with roll edged worksurface. One and a half bowl sink with mixer tap. Tiled splashback. Electric oven with extractor hood. Recess housing fridge/freezer.

Room: With no natural light, this area currently houses a bed. Radiator.

OUTSIDE

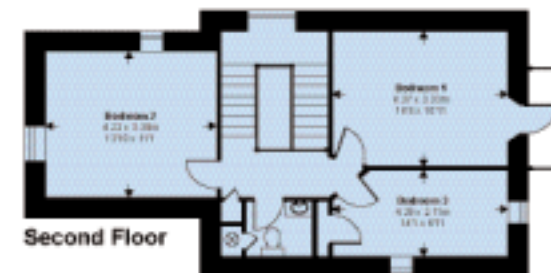
Divette House owns three car parking spaces in the adjoining car park of Treloen Holiday Apartments. Accessed from the lower ground floor is a splendid balustraded **balcony** 17'5" x 21' (maximum) that is literally perched on top of the cliff enjoying wonderful unsurpassed views over Mevagissey Bay and beyond.

Approximately thirty yards along the road from Divette House and approached through double wrought iron gates is a communal pathway which leads onto a private **sun terrace** approximately 70' in length and standing in an elevated position with magnificent views over Mevagissey Bay. Just below this sun terrace communal steps wind their way down the cliff face to the section of private beach owned by Divette House and the two adjoining properties.

To one side of the property is an area housing the oil tank, bin storage and electricity meter.

DISCLAIMER: These particulars are a guide only and should not be relied on for any purpose.

Approx gross internal area: 236 sq m / 2536 sq ft



Second Floor



First Floor



Ground Floor



Lower Ground Floor



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W A T E R S I D E

