



Mevagissey, Cornwall

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

Mevagissey, Cornwall

This beautifully presented two double bedroom detached character property, built in the style of an old Coach-house, benefits from a good size and low maintenance South facing garden and off-street parking. The property is located within walking distance of the village harbour, shops and facilities and can be bought with a single garage that is available separately, making this either an ideal permanent home or lock up and leave holiday home. Entrance lobby, kitchen, lounge with decorative fireplace and electric log-effect fire, opening to a dining room, conservatory, two large double bedrooms and a large family bathroom. Oil fired central heating, double glazing, garden and parking.

Entrance Hallway

Double glazed entrance door with two inset obscure double glazed window panels. Obscure glazed window to one side. Feature stone tiled floor with inset recess for coconut matting. Section of exposed brick wall to one side. Feature timber panelled wall to dado height with timber display shelf over. Opening to:

Kitchen

11'5" excluding entrance lobby x 6'7" (3.48m x 2.01m)

Fitted with a range of cream fronted floor standing and wall mounted units with lengths of work surfaces. Inset stainless steel sink with drainer and mixer tap. Area of timber panelled splashback. Built-in drawers. Space for a freestanding electric cooker. Space for an under-counter fridge. Space for an under-counter freezer. Under-unit lighting. Space for a dishwasher. Space for a washing machine. Feature exposed brick wall to one side with high level inset window. Two built-in display shelves. Double glazed window to the side elevation with views towards the church grounds. Exposed and stained timber ceiling beams. Telephone point. Feature stone tiled floor. Wall mounted cupboard with trip switch box and electric meter. Opening to:

Inner Hallway

Feature stone tiled floor. Wall light point. Radiator with thermostat control. Turning staircase to the first floor landing with painted newel posts, handrails and spindles. Wall mounted central heating programmer. Wall mounted coat hanging pegs. Recessed understairs storage area. Timber panelled door to an understairs cupboard housing the Grant oil fired central heating boiler. Timber panelled door to:

Open Plan Lounge/Dining Room

Bedroom Two

10'11" excluding recess x 10' (3.33m x 3.05m)

Double glazed window to the rear elevation with views over the rear garden and village. Fire recess with slate hearth (not functional). Space for a double bed. Radiator with thermostat control. Built-in wardrobes with hanging rail, shelves and cupboard over. Two wall light points. TV point.

Bathroom

11'4" x 7'6" (3.45m x 2.29m)

Fitted with a white suite comprising WC with timber style seat. Pedestal wash hand basin with chrome effect taps. Timber panel enclosed corner bath with chrome effect mixer tap with shower attachment, timber panelled splashback and glass side shower screen. Chrome effect heated towel rail. Wall light point. Obscure double glazed window. Exposed and stained ceiling beams. Built-in storage cupboard with wooden slatted shelves and curtained front. Timber panelled wall to dado height. Extractor fan. Tiled floor.

Front Garden and Driveway

Area of driveway with parking for one car. Paved steps lead down to the front paved entrance area with space for plant pots. Access to the front entrance door with covered area to one side with built-in slate shelf, outside tap and outside light. Gated access from the driveway leads to:

Rear Garden

Slate paved steps lead down from the driveway to a paved area with space for plant pots and two steps leading to the conservatory. Further stone paved steps lead down to the main rear garden. This garden is mainly paved with plenty of space for plant pots and garden furniture. Flowerbeds on three sides planted with a variety of plants and shrubs including camellia and hydrangea. Walled, fenced and hedged boundaries. Raised decked display area with space for plant pots. Area of hard standing at the side of the property. Oil tank.

Dining Area

11'1" including fireplace x 9'11" (3.38m x 3.02m)

Double glazed window to the rear elevation with views over the rear garden. Space for a dining table and chairs. Radiator with thermostat control. Fire recess with feature brick surround and inset timber beam over (not functional). Feature timber style flooring. Wall light point. Picture light point.

Lounge

10'10" x 11'5" including fireplace (3.30m x 3.48m)

Double glazed window to the side elevation. Decorative feature fireplace with slate hearth, stone surround and large timber mantelpiece (not currently functional and used with a freestanding electric fire only). Recesses on either side of the fireplace with exposed brick rear walls and fitted timber shelves. Three wall light points. Radiator with thermostat control. Two TV points. Space for lounge furniture. Feature timber style flooring. A multi-paned glazed timber door leads to:

Conservatory

11' at longest point x 7'2" wall to wall (3.35m x 2.18m)

A triple aspect double glazed room with windows on three sides, display window ledges and double glazed double doors leading to the rear garden. Wall light point. Double glazed roof. Feature timber style flooring.

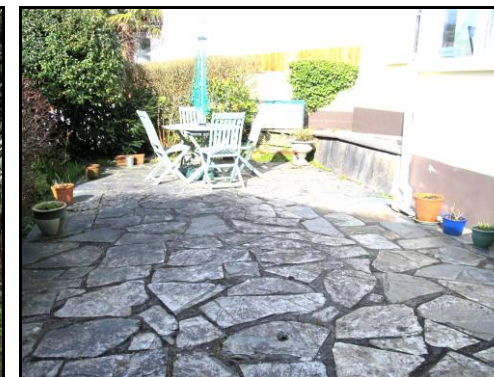
First Floor Landing

A turning staircase leads up from the inner hallway with double glazed window on the half landing. Timber panelled doors lead to bedroom one and two and to the bathroom.

Bedroom One

11' x 11'3" including wardrobes (3.35m x 3.43m)

A double aspect double bedroom. Feature arched window with lovely village and rural views. Further window to the rear elevation. Three wall light points. Space for a double bed. Access to a loft space. Built-in range of wardrobes with hanging rail, shelves and curtain fronted, storage over. Telephone point. Radiator with thermostat control. TV point.



The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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