



Mevagissey, Cornwall

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

Mevagissey

This stunning four bedroom detached house has lovely rural views to the rear elevation, sea views and views of Chapel Point to one side and has recently undergone substantial refurbishment and re-modelling by the current owners which has been completed to exacting standards to create this luxury home that has an impressive light, spacious and contemporary feel throughout. The property has nicely landscaped and low maintenance lawned gardens with a very impressive timber decked relaxing and entertaining area with glass side screens and with bi-fold doors leading to both the lounge and the large kitchen/breakfast/dining room.

This versatile property can be used as either a four bedroom detached house or as a two bedroom detached large bungalow with accommodation spread across one level with an internal staircase leading to two further guest bedrooms or a potential annexe with bedroom, lounge, utility room/potential kitchen and shower room.

The property has accommodation comprising: impressive hallway with access to underfloor basement area, lounge with bi-folding doors to the large decked area and contemporary style fireplace with multi-fuel burning stove. Large stunning kitchen/breakfast/dining room also with bi-folding doors to the large decked area and with an impressive gloss fronted two tone, contemporary style fitted kitchen with granite work surfaces. Generous master bedroom with impressive high end and contemporary style en-suite bath/shower room, guest double bedroom and a further contemporary style shower room. On the lower ground floor, there is a hallway with access to two further double bedrooms, another contemporary style shower room and the utility room. Integral single garage. Outside large store room/potential office. Beautiful landscaped rear garden, front garden, garage and driveway. Double glazing. Oil fired central heating. EPC - F.

Hallway

Contemporary style UPVC entrance door with inset vertical double glazed rectangular window panels and double glazed large window panel to one side with views over the front garden. Coved ceiling. Mains smoke alarm. Oak double doors to a built-in coats cupboard with hanging rail, shelf above and fitted shoe shelving to one side. An access panel opens to the sizeable underfloor basement storage area with light. Radiator with thermostat control. Central heating thermostat. Access to the loft space. Staircase leads to the lower ground floor accommodation with glass and oak side balustrade. Two ceiling light points. Two oak doors give access to the large kitchen/dining room, and matching doors also give access to the master bedroom, guest bedroom, family shower room and to:

Lounge

17'11" excluding recess with bi-fold doors x 12'1" (5.46m x 3.68m)

A double aspect double glazed room with views over the front garden, and lovely views through the rear bi-folding doors across the impressive large timber decked outside entertaining area, over the gardens and of the lovely rural views beyond and sea views to one side. Feature contemporary style fireplace with inset Di Lusso woodburner with slate surround and hearth. Coved ceiling. Radiator with thermostat control. Freeview TV point. Two ceiling light points.

Kitchen/Breakfast/Dining Area

25'10" x 9'10" excluding window recesses and extending to 10'9" in the dining area and extending in the kitchen area to 13' (7.87m x 3.00m) (3.28m)

This large open plan contemporary style room comprises of generous kitchen/breakfast area and large dining room with fantastic rural views, sea views and views of Chapel Point looking through the double glazed windows and bi-fold doors that lead out to the large timber decked entertaining area. The very impressive kitchen has been updated with a stylish range of contrasting two tone gloss fronted and soft closing wall mounted and floor standing units with stainless steel handles. Pull out pan drawers, one with concealed large drawer and further array of drawer units. Impressive freestanding Rangemaster professional + Range cooker comprising six ring electric hob with electric double ovens, pan drawer and separate grill (available subject to negotiation) with feature coloured glass splashback and extractor fan above, fitted into a stainless steel canopy surround with inset down lighting with pull out larder style units for spices and oils. Lengths of black granite work surfaces with matching granite upstands with double bowl Rangemaster sink with chrome mixer tap and granite draining board on one side. Freestanding Miele brushed stainless steel fronted fridge/freezer (available subject to negotiation) with pull out larder style units on either side with chrome basket style shelving. Freestanding Miele brushed stainless steel fronted dishwasher with three pullout drawers (available subject to negotiation). Fitted AEG Micromat microwave with brushed stainless steel surround. Large peninsular unit with matching black granite work surface with breakfast bar, fitted CDA wine cooler to one side.

Kitchen/Breakfast/Dining Area Continued

Feature concealed shelved unit to one side with brushed aluminium roller door and with inset double power point. Concealed under unit lighting. Coved ceiling with inset LED down lighters and mains heat alarm. Tiled flooring. Two radiators with thermostat controls. Power points, dual dimmer switch, TV point and USB charger points all with stainless steel surrounds. Space for dining table and chairs.

Master Bedroom

13' excluding recessed wardrobe x 12'2" (3.96m x 3.71m)

Double glazed window with side picture window giving lovely views over the rear garden, lovely rural views beyond, sea views to one side and views of Chapel Point. Space for a large double bed. Coved ceiling with ceiling light point. Radiator with thermostat control. Space for freestanding bedroom furniture. Large feature coloured gloss fronted wardrobe doors with brushed stainless steel style handles that opens to a built-in and recessed wardrobe with single and double hanging space and shelving. Oak style door leads to:

En-Suite Bath/Shower Room

A stylish and contemporary style suite comprising, Roca wall mounted vanity unit with gloss fronted grey soft closing drawers. Fitted shaver point on one side and inset wash hand basin above with stylish chrome waterfall mixer tap with fitted wall mounted bevel glazed mirror above, with integrated lighting. Roca WC with push button flush. Tile enclosed deep double ended bath with stylish chrome waterfall mixer tap. Tiled corner shower cubicle with glazed door and side screen panels on either side with Matki chrome wall mounted shower. Tiled floor and walls with feature inset stone effect miniature tiling. Inset LED ceiling down lighters and extractor fan. Obscure double glazed window. Chrome heated towel rail.

Bedroom Two

10'3" at longest point x 9'10" (3.12m x 3.00m)

The guest bedroom has space for a double bed and freestanding bedroom furniture. Double glazed window to the front elevation. Radiator with thermostat control. Coved ceiling with ceiling light point.

Family Shower Room

Fitted with a contemporary style white suite comprising, Roca WC with push button flush. Wall mounted wash hand basin with chrome mixer tap and tiled shower cubicle with glass door front and chrome Triton wall mounted rainwater style shower, with further hand held shower attachment. Tiled floor and tiled walls with inset contrasting tiled strip panels. Chrome heated towel rail. Obscure double glazed window. Inset ceiling LED down lighters. Extractor fan. Shaver point and wall mounted mirror.

Lower Ground Floor Hallway

Staircase gives access from the main hallway to the lower ground floor hallway with oak doors giving access to bedrooms three and four, shower room, the utility room and to the integral garage. Coved ceiling with inset LED down lighting and mains smoke alarm.

Bedroom Three

13'3" x 10'2" at widest point (4.04m x 3.10m)

Double glazed window to the front elevation. Coved ceiling with ceiling light point. Radiator with thermostat control. Space for large double bed and freestanding bedroom furniture.

Bedroom Four/Study

10'2" at widest point x 9'9" (3.10m x 2.97m)

Space for a double bed or study furniture. Double glazed window to the rear elevation with views over the rear garden and sea views looking towards Chapel Point. Coved ceiling with ceiling light point. Radiator with thermostat control.

Shower Room

Fitted white suite comprising, Roca WC with push button flush. Wall mounted wash hand basin with chrome mixer tap. Corner tiled shower cubicle with glazed door and side panel with chrome wall mounted shower. Tiled floor and walls. LED ceiling down lighters. Radiator with thermostat control. Shaver point. Obscure double glazed window. Extractor fan.

Utility Room

9'11" x 7'3" reducing to 5' (3.02m x 2.21m) (1.52m)

Fitted range of gloss white fronted wall mounted and floor standing units with length of walnut work surface, with inset sink and drainer with chrome mixer tap and spaces under for washing machine and tumble dryer. Double glazed window to the rear elevation with garden and sea views. Double glazed door to the rear garden. Tile effect flooring. Worcester floor standing central heating boiler and floor standing Albion pressurised hot water tank and wall mounted central heating programmer. Coat hanging pegs.

Integral Single Garage

15'8" at longest point x 9'11" (4.78m x 3.02m)

Metal up and over garage door. Glazed side window. Wall mounted trip switch box and electric meter. Oak self closing door to the lower ground floor hallway. Recessed area with space for freezers.

Front Garden & Driveway

The front garden is laid to lawn with stone retaining walls, and planted flower beds with Lavender, Rosemary and Phoenix style palms. Driveway with parking for two cars. Access to the rear garden and stepped pathway with outside lighting leads to the front door.

Rear Garden

The low maintenance rear garden has been landscaped to give a nice open and contemporary style to compliment the property. It is mainly laid to lawn on two levels with dividing white painted and capped garden retaining wall and with decorative round cut log wall across the rear boundary with shrubs beyond, comprising mainly of Hydrangeas and centrally planted flax. Timber fenced boundaries on either side. Gravelled rear pathway. Outside lighting and tap. From the gravelled pathway, timber decked steps lead up to the large and impressive timber deck entertaining area, with contemporary style glass and slate grey painted timber supports and handrail, with space for table and chairs, BBQ, sun loungers and further garden furniture in which to sit and relax and enjoy this sunny garden with lovely sea views, views of Chapel Point and rural views. Within the timber decked area there are wall mounted stainless steel style outside lighting and further floor mounted lantern lighting. Open fronted timber built log store and a further pathway leads to the greenhouse with raised vegetable bed to one side. The oil tank is located on one side of the property.

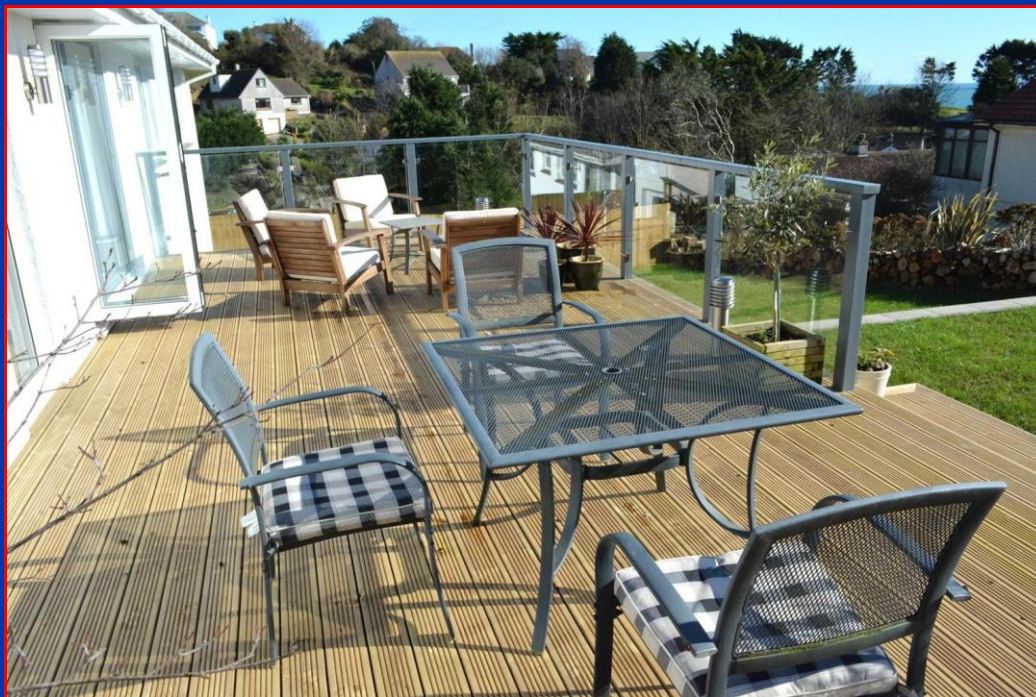
Garden Store/Potential Study

9' extending to 13' at widest point x 10'7" (2.74m) (3.96m) x 3.23m)

Double glazed entrance door and large double glazed window with garden and sea views. Overhead strip lighting. Power points.

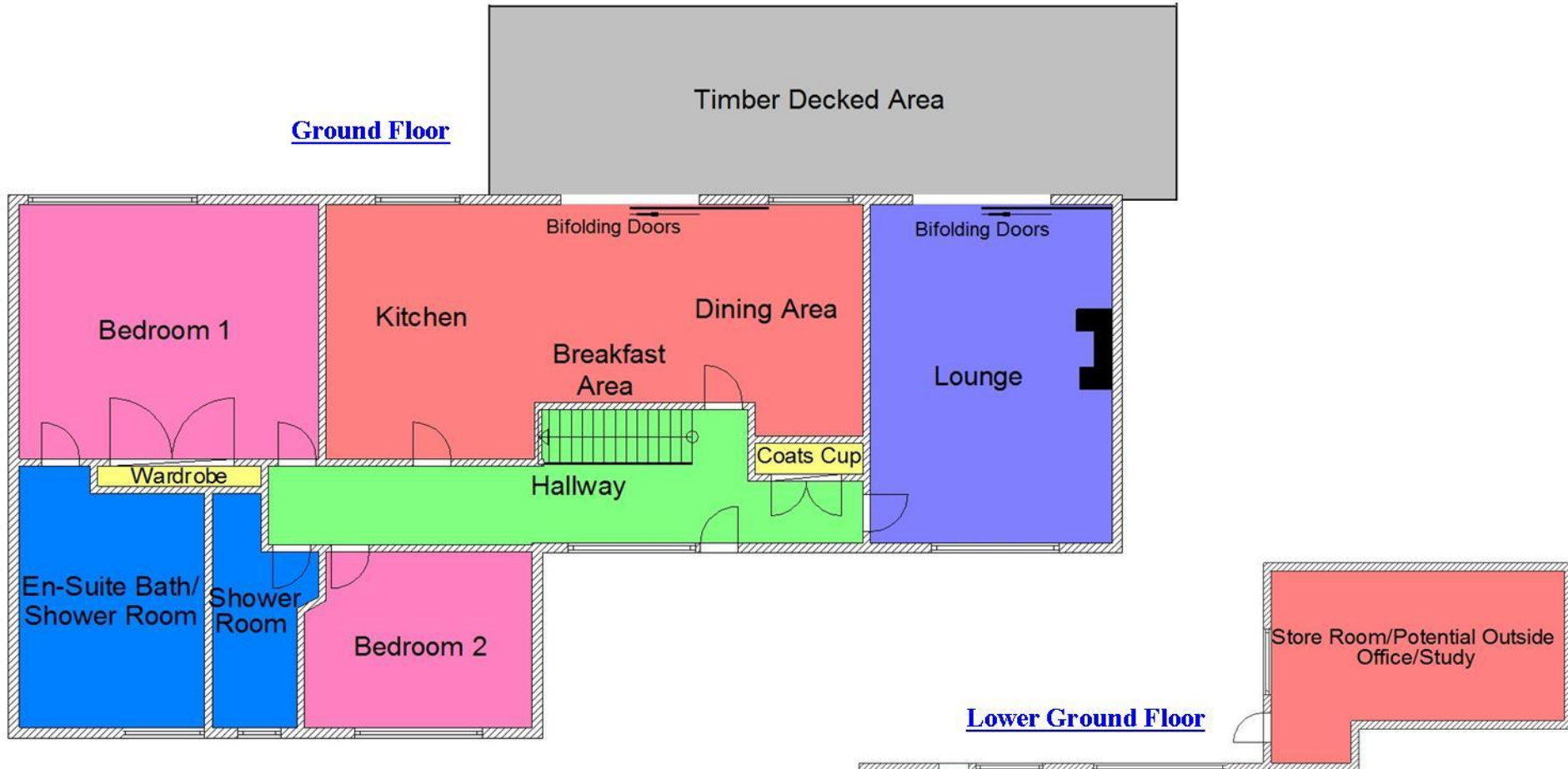
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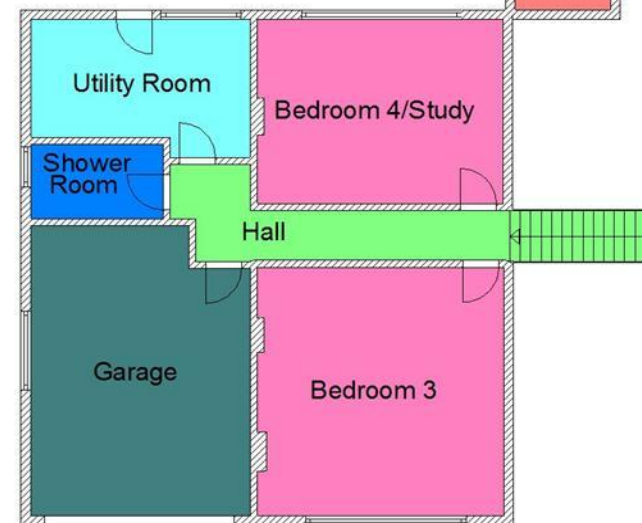


FLOORPLANS

Ground Floor



Lower Ground Floor



Schematic Diagram Only
NOT TO SCALE

Please note the shown door openings are a guide and might not represent which side the doors are hung.





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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