



MAY WHETTER & GROSE

**9 LITTLE MEVA EAST QUAY, MEVAGISSEY, PL26 6QQ**  
**GUIDE PRICE £400,000**



**\*\* VIDEO TOUR AVAILABLE UPON REQUEST \*\***

KNOWN AS YACHTSMAN'S HOUSE, AN EXTREMELY WELL PRESENTED, CHAIN FREE, THREE STOREY, THREE BEDROOM (THREE BEDROOMS HAVE EN-SUITE SHOWERS) HOUSE OCCUPYING A PRIVATE GATED SETTING, SERVICING JUST A HANDFUL OF OTHER SELECT PROPERTIES. FURTHER BENEFITS INCLUDE AN INTEGRAL GARAGE AND UNDERFLOOR HEATING THROUGHOUT OVER ALL THREE FLOORS. THE PROPERTY OCCUPIES A CONVENIENT AND PRIVATE SETTING WITHIN CLOSE REACH OF AMENITIES. IMMACULATELY PRESENTATION THROUGHOUT, AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY WITHIN 100 YARDS OF MEVAGISSEY HARBOUR. - EPC - C



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## Location

Mevagissey is a picturesque working fishing village nestled between Pentewan and Gorrán Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Coastal walks can be enjoyed within the area and the village has several pubs and restaurants. The town of St Austell is approximately 6 miles distant and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and local supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan. Mevagissey has facilities such as small Mini Market, Veg shop, nearby Farm shop and various gift and souvenir shops.

## Directions

From St Austell head down through the Pentewan Valley. As you go past the Pentewan Valley and the campsite on the left you will see the coastline. Head up the hill as it winds its way to the top. At the cross roads head down the hill into Mevagissey. Follow the road (B3273) down and pass the first car park on the left hand side. Follow the one way road around to the left, passing Chapel Square. Turn right onto Church Street. Proceed along this road passing the small car park on the right side of the road. Just before the junction at the end of this road turn left onto St Georges Square. Proceed along East Wharf to the end of the road where the gated access will appear in front of you.

## Accommodation

All measurements are approximate, show maximum room dimensions.

Upvc double glazed door with upper obscure detailed glass allows external access into entrance hall.

## Entrance Hall

12'11" x 10'0" maximum (3.96 x 3.05 maximum)



Doors through to utility, ground floor shower room, bedroom three. Additional door provides access to understairs storage void. Carpeted stairs to first floor. Carpeted flooring. Wall mounted underfloor heating controls. BT Opeanreach Telephone point.

## Utility

5'2" x 4'5" maximum (1.58 x 1.37 maximum)



Upvc double glazed window to front elevation. Matching wall and base kitchen units. Roll top worksurface. Stainless steel sink with matching draining board and central mixer tap. Integral washing machine. Tiled walls to water sensitive areas. Tiled flooring. Fitted extractor fan. Wall mounted underfloor heating controls.

### Ground Floor Shower Room

7'3" x 4'9" (2.22 x 1.47)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, corner shower cubicle with sliding glass shower door and wall mounted mains shower, pedestal hand wash basin. Tiled flooring. Tiled walls to water sensitive areas. Fitted extractor fan. Heated towel rail. Underfloor heating.

### Bedroom Three

7'11" x 9'3" (2.42 x 2.82)



Upvc double glazed window to side elevation. Carpeted flooring. Underfloor heating controls.

### First Floor Landing

16'0" x 5'6" maximum (4.89 x 1.70 maximum)



Doors off to Kitchen/Diner and Lounge. Carpeted stairs to ground floor, carpeted floors to second floor. Underfloor heating controls.

### Lounge

16'2" x 9'4" (4.93 x 2.85)



A delightful twin aspect lounge with Upvc double glazed window to front elevation enjoying a lovely outlook over Mevagissey Harbour and two further Upvc double glazed windows to side elevation also offering direct views out to sea. Carpeted flooring. Wall mounted telephone entry handset. Underfloor heating controls. Television aerial point. Satellite point. Telephone point.

### **Kitchen/Diner**

16'0" x 8'11" (4.89 x 2.74)



Upvc double glazed window to front elevation with delightful views over the Harbour. Matching wall and base kitchen units, squared edge work surfaces, inset stainless steel sink with grooved draining board and central mixer tap. The kitchen benefits from fitted four ring Bosch hob with extractor hood above and electric oven below. Integral Hotpoint dish washer and integral Hotpoint fridge and freezer. Wood effect laminate flooring. Space for dining table. Tiled walls to water sensitive areas. Wall mounted underfloor heating controls. Fitted extractor fan. Television aerial point.

### **Second Floor Landing**

13'6" x 5'6" maximum (4.12 x 1.69 maximum )

Doors off to bedrooms one and two. Double doors open to provide access to the airing cupboard housing the large hot water tank with storage options to the right hand side. Carpeted flooring. Wall mounted underfloor heating controls. Wall mounted remote key entry handset. Loft access hatch.

### **Bedroom One**

13'6" x 9'4" (4.12 x 2.86)



Upvc double glazed window to front elevation with delightful views over Mevagissey Harbour and two Upvc double glazed windows to side elevation with sea views. Carpeted flooring. Wall mounted underfloor heating controls. Door through to En-suite. Television aerial point.

### **En-Suite**

8'4" x 2'11" (2.56 x 0.89)



Matching three piece white suite comprising low level flush WC, ceramic pedestal hand wash basin with central mixer tap and fitted shower enclosure with wall mounted mains shower and folding glass shower screen. Tiled walls to water sensitive areas. Tiled flooring. Wall mounted electric light. Fitted extractor fan. Underfloor heating.

## Bedroom Two

12'10" x 8'11" (3.92 x 2.73)



Upvc double glazed window to front elevation with delightful views over the Harbour. Door through to En-Suite. Carpeted flooring. Wall mounted underfloor heating controls. Television aerial point.

## En-Suite

8'10" x 3'8" (2.71 x 1.13)



Matching three piece en-suite comprising low level flush WC, pedestal hand wash basin with central mixer tap, fitted shower enclosure with wall mounted mains shower with folding glass shower door. Tiled walls to water sensitive areas. Tiled flooring. Wall mounted electric light. Fitted extractor fan. Heated towel rail. Underfloor heating.

## Outside



Accessed by driving past Mevagissey Harbour passing the far slip, to the front gated access opens to provide vehicular access. There is a communal pedestrian gate to the left hand side. Upon entering the gate Number 9, Yachtmans House is located directly in front of you with a garage to the right hand side of the front door, the left hand side garage of the two.

## Garage

15'7" x 8'3" (4.75 x 2.53)



Electric up and over door. Agents Notes the listing agent has not been inside the garage.

The private gated access serves just a handful of other properties. There are three blocks in the development in total.

## Council Tax Band - D

## Agents Notes

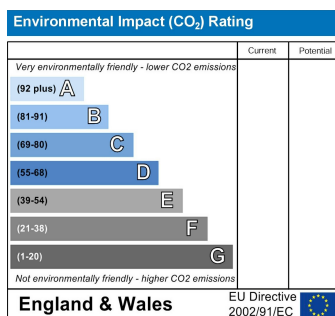
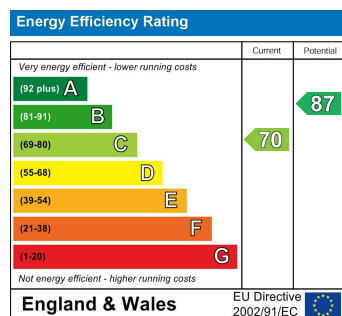
The property is Freehold.

There is no formal management charge for the properties but an informal arrangement to pay for the

maintenance of the gates, courtyard cleaning etc by annual sub of £100 (Yachtman's share)

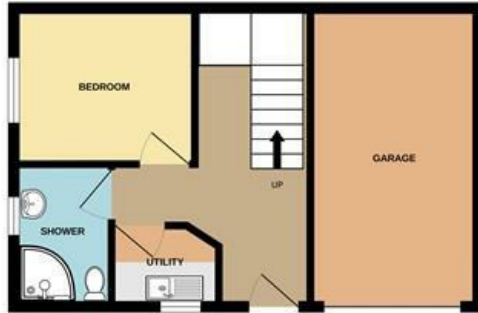
We understand there is a collective fund held.

East Quay is owned by Mevagissey Harbour Trust and there is an annual permit of £110 per house which covers all cars/visitors etc.

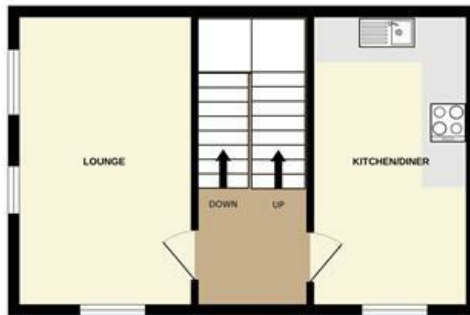




GROUND FLOOR



1ST FLOOR



2ND 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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