



MAY WHETTER & GROSE

FAR CURLEWS CHAPEL POINT LANE, PORTMELLON, PL26 6PP

£950,000



ENJOYING BREATHTAKING VIEWS OVER ST AUSTELL BAY WITH A BACKDROP OF OPEN FIELDS BEHIND AND SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS IS THIS IMPRESSIVE AND VERSATILE FAMILY RESIDENCE.

OFFERING SPACIOUS INTERNAL LIVING SPACE AND PART REVERSED LIVING. AMPLE PARKING FOR NUMEROUS VEHICLES PLUS LARGE INTEGRAL GARAGE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE IT'S FANTASTIC POSITION, SCOPE AND POTENTIAL.

EPC - D



Location:

Portmellon is a beautiful sandy cove within easy reach of Mevagissey, a picturesque working fishing village nestled between Pentewan and Gorran 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 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:

There are a couple of ways to get to the property, the first is the scenic route. From St Austell head down towards Mevagissey taking the right hand turn at the top of the hill heading towards Lost Garden of Heligan and out towards Gorran Haven. Come through the idyllic hamlet of Gorran Churchtown and straight on signposted for Portmellon. Follow the road along for approximately two miles and from the top the views can be seen, head down the hill taking the right hand turn onto Chapel Point Lane and the property will appear on the right hand side. The other way to get to the property is through the vibrant historic fishing port of Mevagissey, if you wish to explore the village first. Come up from the village on Polkirt Hill, at the top carry straight on and onto Portmellon Park. Follow the road all the way up to the top around to the left and back down, heading back down to the cove. In front of you the cove will appear, take the right hand turn and approximately hundred yards take a left into Chapel Point Lane.

The Accommodation:

All measurements are approximate, show maximum

room dimensions and do not allow for clearance due to limited headroom.

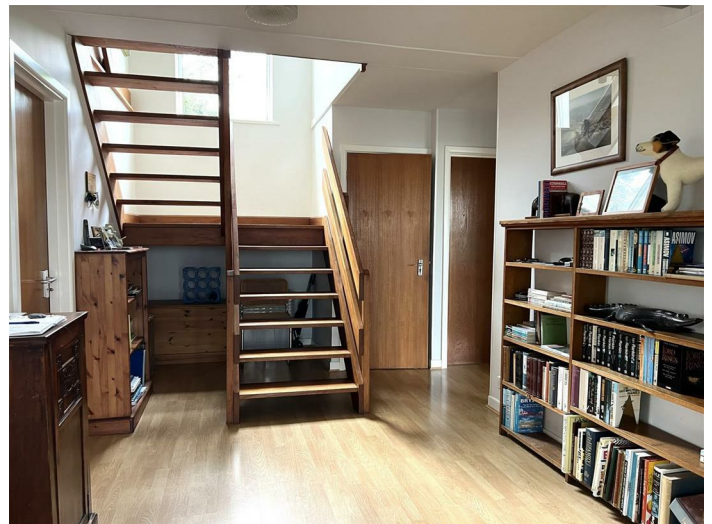
From the driveway, paved front entrance with covered canopy with obscure glazed door and side panels. Outside power sockets and lighting.

Entrance Vestibule:

Slate stone tiled flooring. Sliding doors in to useful storage cloak cupboard and internal doors with side panels opening through into hallway.

Hallway:

Finished with beach effect laminate flooring. Turning staircase to the first floor. Radiator. Doors to all downstairs living space. Door through in to:



Reception Room:

10'11" x 12'6" (3.34m x 3.82m)



Offering a dual aspect with a great deal of natural light from two large double glazed windows, one to the front with radiator beneath and enjoys the far reaching views. Utilised as a secondary lounge but could be a bedroom or dining room if required. Serving hatch doors through to the kitchen/breakfast room behind.

Kitchen/Breakfast Room:

12'6" x 13'0" at max (3.82m x 3.98m at max)



Incorporating a comprehensive range of wall and base units. High level double glazed window to the side and double glazed window and door leading out into the conservatory.



Conservatory:

10'9" x 10'7" (3.29m x 3.25m)



Finished with a polished marble effect floor covering. Floor to ceiling panels and windows maximising the wonderful outlook over the gardens. Finished with a polyprene roof. Wall mounted wall sockets and door leading out to the garden.



Utility:

5'6" x 7'6" (1.70m x 2.29m)



Stainless steel sink and drainer with storage beneath. Space for freestanding appliances. Double glazed window to the rear enjoying an outlook over the garden. Part tiled wall surround. Hard wearing floor covering.

From the entrance hallway there are doors into recessed storage, WC and further accommodation.

Bedroom:

15'6" x 15'5" (4.74m x 4.72m)



Cloakroom/WC:

3'7" x 5'3" (1.10m x 1.62m)

Comprising low level WC, hand basin, part tiled surround. Wall mounted radiator. High level double glazed window.

Shower Room:

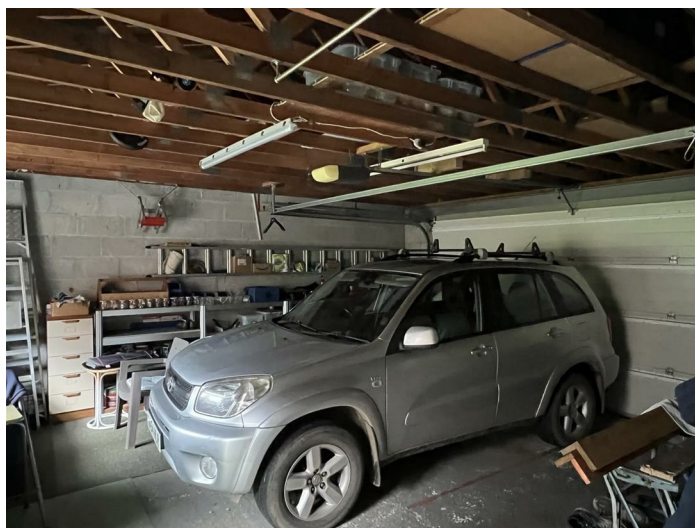
4'3" x 3'6" (1.30m x 1.07m)

Comprising a part tiled wall surround, electric wall mounted shower, double glazed window and hand basin. Heated towel rail.

Integral Garage:

18'0" x 19'10" (5.49m x 6.05m)

Enjoying far reaching fabulous views from a large double glazed window with deep display and radiator beneath. Large open wardrobe storage area.



An impressive space with four panel electric up and over door opening to one large garage area. Open eaves storage above. Double glazed window and door to the rear. Further space for white good appliances and also houses the boiler system.





Open treaded staircase turning to the first floor landing where there is a large double glazed picture window taking in the wonderful backdrop of the fields behind and the gardens. A spacious landing area with doors to all upstairs living accommodation and one into airing cupboard housing the hot water tank. Access through to loft.

doors leading out on to the part covered balcony from where you can enjoy the fabulous views across St Austell Bay.

Open arch through to:



Lounge:
12'4" x 21'0" (3.78m x 6.41m)



A great deal of natural light from three double glazed windows, one to the rear enjoying the outlook over the formal gardens and the backdrop of the fields behind with radiator beneath. High level picture window to the side and two further double glazed windows to the side. Central focal point of a slate stone open fire place and hearth with wood mantle over. Sliding



Office/Study:

7'10" x 10'5" (2.41m x 3.19m)



Formerly a bedroom and could be easily reinstated. Finished with a light beach wood effect laminated floor covering. Wall mounted radiator sits beneath a double glazed window, also enjoying wonderful views.

Principal Bedroom:

8'2" x 14'6" at max (2.49m x 4.44m at max)



A large double glazed window with radiator beneath from where you can enjoy outstanding views. Further door leads out on to the balcony. Benefitting from built in wardrobes.

Bathroom:

8'5" x 6'11" (2.59m x 2.13m)



Comprising a coloured suite of low level WC, hand basin and panelled bath with shower head attachment. Part tiled wall surround. High level double glazed window with roller blind. Wall mounted radiator and separate shower cubicle. Ceiling mounted extractor.



Outside:



Bedroom:

9'6" x 10'1" (2.92m x 3.08m)



Double glazed window to the rear with wonderful views. Radiator.

Agents Notes: The property is positioned on a private

lane.

The property is set back behind an attractive stone wall with lawn borders to both sides of the driveway with an abundance of shrubbery with further brick paved parking area. There are accesses to both sides which lead to the wonderfully landscaped rear gardens. From the conservatory is a paved pathway area leading to the higher lawn area where there is an array of shrubs, plants and trees, whilst enjoying the wonderful backdrop of the open fields behind. Additional storage shed and separate chalet, plus kitchen garden area that would suit a keen horticulturist



Council Tax: Band F



Please note there is a video Ring doorbell at the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	76
England & Wales EU Directive 2002/91/EC	

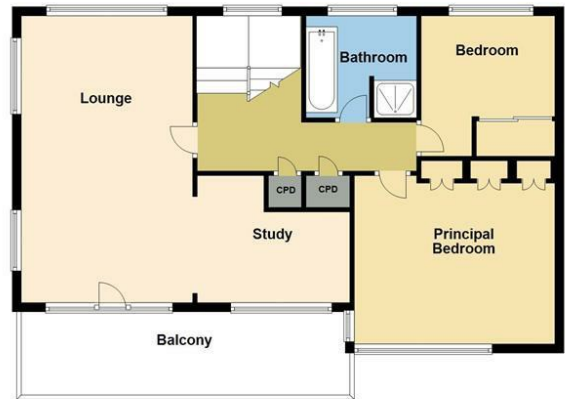
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Ground Floor



First Floor



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