

Rohrs & Rowe

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ROHRS & ROWE



Harbour Masters House, 55 Polkirt Hill, Mevagissey, St. Austell, PL26 6UR

Guide price £950,000

Impeccably presented 5 bedroom three storey late Victorian detached house, enjoying magnificent uninterrupted views of the picturesque harbour immediately below and out into St Austell Bay and towards Fowey in the distance. Considerably improved by the current owners, the property now offers an incredibly stylish interior, whilst retaining and emphasising the beautiful character features of this delightful period house.



The Property

The property was originally built as the home of a master mariner and it was later obtained for the towns harbour master, due to its position and outlook of the harbour and of the sea and surrounding coastline beyond. Although the house is perched high above the harbour, it is only a short walk down the hill into the heart of the town, making this magnificent house the perfect residence for anyone looking for either a family-sized home or a luxurious second home in the town.

A short flight of steps lead up from the road, onto an outside terrace that runs the full width of the house, providing an excellent outside area on which to sit and enjoy the panoramic views. The entrance door opens into the large entrance hall, where you are greeted by the 10' high ceilings and exposed wood floors. At the rear of the entrance hall is the magnificent and ornate turning staircase, with a beautiful carved banisters and balustrade. Below the stair is a second WC. Doors flank the hallway, giving access to the sitting on one side and the kitchen diner on the opposite. The open plan kitchen dining-room is over 22' in length, with a bay window to the front taking in the views and a layout that creates the perfect social space. There is room for large dining table and the kitchen is very well-equipped with a large selection of grey hand painted wall and base units. There are various Miele and Blanco appliances that provide everything you need and there is also Lutron Lighting providing the perfect light for any mood or occasion. At the rear is a door into a separate utility-room with space for a washing machine and drier and a cupboard houses the boiler. Beyond the utility is a ground floor shower room, with WC. French doors open from the kitchen out into the rear courtyard garden, where there is plenty of space to dine or just sit and relax in a private and peaceful setting.

The sitting-room is another great room with a feature fireplace and a bay window with window seat and stunning harbour views. The first floor landing is very spacious and provides access to three double bedrooms and the family bathroom. Two of the bedrooms have excellent sea views and the family bathroom has a roll-top bath where you can relax and enjoy sea views.

A further flight of stairs from the landing leads to the second floor, home to bedrooms 4 and 5 and a shower room. Bedroom 4 is a great double room, with two roof windows, which also enjoy views. The fifth bedroom is a good-sized single, with two roof windows and views. Located between the bedrooms is the shower room, with a walk-in shower and white suite.

Immediately opposite from the house is direct access to Cliff Park and the South West Coastal Path also passes outside of the house and just a relatively short walk are both Polstreath and Portmellon beaches.

LOCATION

Mevagissey is a picturesque harbourside town, located on the magnificent South Cornwall coast. The harbour is the heart of Mevagissey, with numerous shops and facilities, catering for all day to day needs as well as many pubs and restaurants, with the Sharks Fin that overlooking the harbour, being the most renowned. Portmellon is home to The Rising Sun Inn, directly overlooking and just yards from the beach. Just a few miles along the Pentewan Valley, at London Apprentice, is the excellent Kingswood Restaurant and Bar and there is the slightly more relaxed, Hub Box located on the beach at Pentewan Sands.

Within the surrounding area there are numerous beautiful beaches including Pentewan Sands and Gorran Haven and the attractive and renowned sailing destination of Fowey is accessible either via a foot ferry from Mevagissey Harbour or it is just over 14 miles distant in a car. The stunning Roseland Peninsula is just a little further to the south, with its numerous stunning bays and beaches on the stretch of coast on its south easterly side. St Mawes is the most famed destination of the Roseland Peninsula. The pretty harbour-side village offers boutique shopping and also fine dining within the Hotel Tresanton and Idle Rocks, as well as many fine bars and cafes. Renowned for its sailing, The village enjoys a passenger ferry crossing to Falmouth, making a wonderful day out. There are a host of excellent pubs, galleries and eateries around the area and just to the east is Portscatho and Porthcurnick. The Hidden Hut, set just above the Porthcurnick Beach, offers fantastic lunches and fabulous feast nights. Also nearby is the Michelin starred Driftwood Hotel above Porthbean Beach. The charming village of Portloe is also nearby, home to the Luggar Hotel and the Ship Inn.

Mevagissey enjoys a friendly and lively local community with various annual festivals including Feast Week every June and in the autumn is a renowned Shanty Festival. There are many food pop-ups around the Harbour throughout parts of the year and there are regular activities and events at The MAC and Jubilee Halls.

The amazing Lost Gardens of Heligan are just a little inland from Mevagissey and the world famed Eden Project is approximately 10 miles distance. The nearest town is St Austell at just 6 miles away, offering a host of excellent shopping facilities. There is a mainline railway station in St Austell offering a direct link to London Paddington and Newquay Airport is 21 miles away, offering daily flights to various destinations around the UK and Europe.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Band D	Band B	Band E	Band C
100	77	40	23

England & Wales



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