

Polkirt Hill, Mevagissey

Guide Price £475,000

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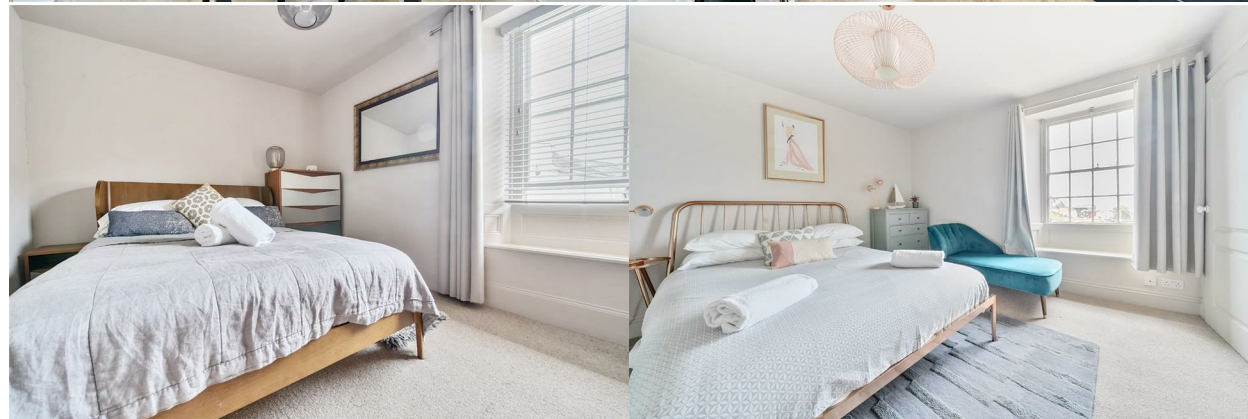
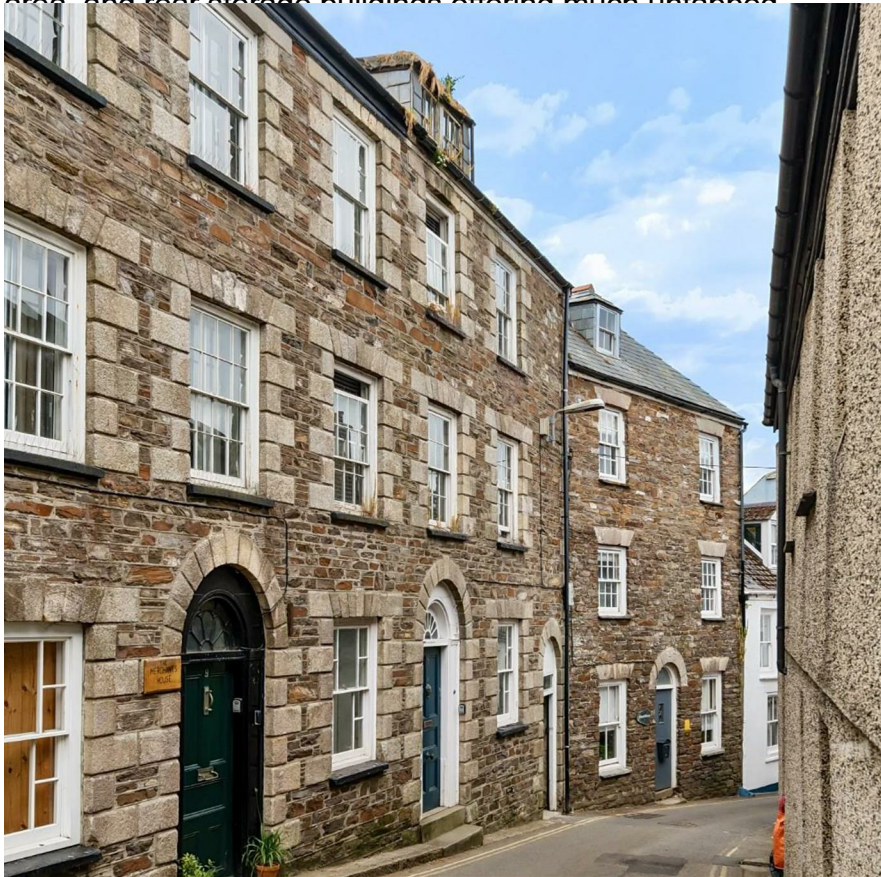


Polkirt Hill, Mevagissey

Summary

*** Currently a successful holiday let, available to buy fully furnished and with onward bookings! If you're looking for an income producing investment, this one is ready to go! ***

Hunters Estate Agents are delighted to present this magnificent double-fronted, grade two listed home in the heart of Mevagissey. Beyond its elegant granite and stone frontage, you'll discover light, and exceptionally spacious four-bedroom accommodation set across three floors, a courtyard garden area, and rear storage buildings offering much untapped



Property Description

The Property

As you journey along the charming and historic Polkirt Hill, you'll enjoy catching tantalising glimpses of Mevagissey Harbour, before shortly arriving at our fabulous listing. In estate agency, we often say that first impressions are everything, and luckily for this property, it sure makes a good first impression. It emanates an irresistible aura of character and charm, featuring beautifully pointed stone elevations adorned with expertly crafted granite lintels and quoins. The character is further accentuated by the presence of traditional box-sash windows and ornate mouldings.

Step inside, take off your shoes, and hang up your jacket in the welcoming entrance vestibule. Then, open the elegant double doors to reveal the stunning entrance hall. This space boasts exquisite period details, including intricate cornicing, decorative corbels, and finely crafted door frames. From the hall, doors lead to the sitting room, dining room, and kitchen, while a graceful staircase ascends to the first floor.

The sitting and dining rooms are beautifully presented, seamlessly blending heritage and modernity. It's clear this home was renovated with the high-end luxury holiday let market in mind, yet these spacious reception rooms are equally perfect for a large family home. Relaxing here feels like stepping into the pages of your favourite interior design magazine. The kitchen, overlooking the rear courtyard, stands out as one of my favourite rooms. It boasts finishes sure to impress even the most discerning buyers. From the exquisite cabinetry adorned with copper handles to the complementary worktops, every detail has been meticulously considered.

On the first floor, you'll find three charming bedrooms and a beautifully renovated shower room. This shower room is very well-appointed, offering a luxurious,

spa-like ambiance. The top floor is dedicated to the primary suite, featuring a spacious bedroom with stunning harbour views. A lovely window seat provides a perfect spot to watch the boats come and go. The suite also includes built-in storage and leads to a luxurious en-suite bathroom, complete with high-end, gorgeous finishes.

Available with no onward chain!

The Outside

To the rear of the property is a small courtyard garden area, which is open to the neighbours own courtyard area. This space offers the potential to be transformed into something truly special. Adjacent to the garden, this property has a utility room and a spacious storage building, both of which hold significant untapped potential.

The Location

Nestled on the picturesque Cornish coast, Mevagissey is a charming fishing village renowned for its scenic beauty and vibrant community. With its narrow, winding streets, historic harbour, and quaint shops, Mevagissey offers a delightful blend of traditional charm and modern amenities. The village boasts an array of excellent restaurants, cozy pubs, and artisanal boutiques, making it an ideal destination for both relaxation and exploration. Outdoor enthusiasts will appreciate the stunning coastal walks, nearby serene beaches, and opportunities for sailing and fishing. Living in Mevagissey promises a serene yet vibrant lifestyle, perfect for those seeking a quintessential Cornish experience.

The Income Potential

The property has been successfully operated as a holiday let by the current owners, for about four years. For detailed information on rental income, please contact us.

Services

Mains electricity, water and drainage.

Agents Notes

EPC Rating 26 F (Potential 68D)

Council Tax Band: Due to being currently utilised as a holiday let, the property is registered for business rates. The property has previously been a council tax band D. Council tax history can be viewed at <https://www.tax.service.gov.uk/check-council-tax-band/property/band-history/121860185>

We have been informed that a neighbouring property has a right of access across the courtyard garden and side alley.

According to Ofcom Mobile checker:

Indoors:

Voice limited: EE, Three, Vodafone

Voice Likely: 02

Data Limited: EE, Three, 02, Vodafone

Outdoors:

Voice & Data Likely: EE, Three, 02, Vodafone

According to Ofcom Broadband checker download speeds of up to 80 Mbps may be available

Construction: Mostly under pitched roof



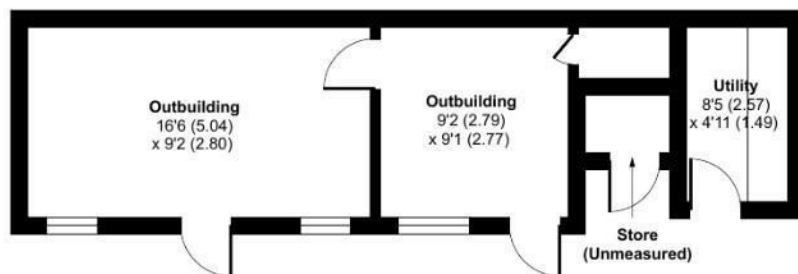
Polkirt Hill, Mevagissey, St. Austell, PL26

Approximate Area = 1395 sq ft / 129.5 sq m (excludes store)

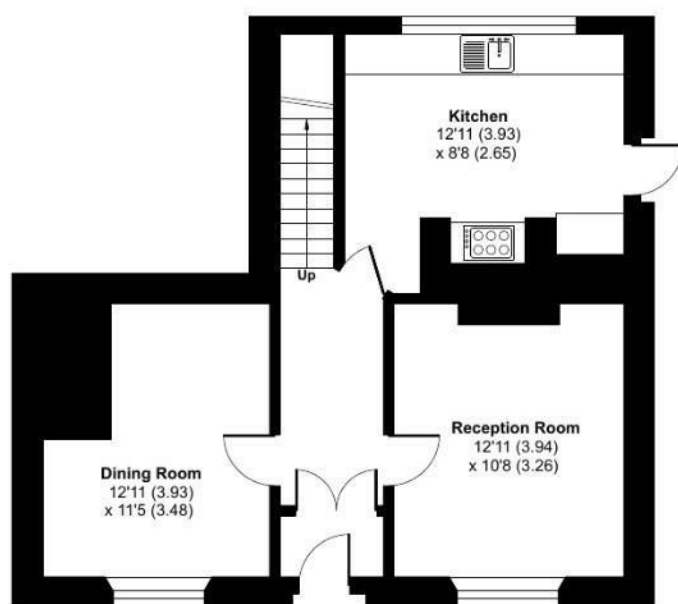
Outbuilding = 293 sq ft / 27.2 sq m

Total = 1688 sq ft / 156.7 sq m

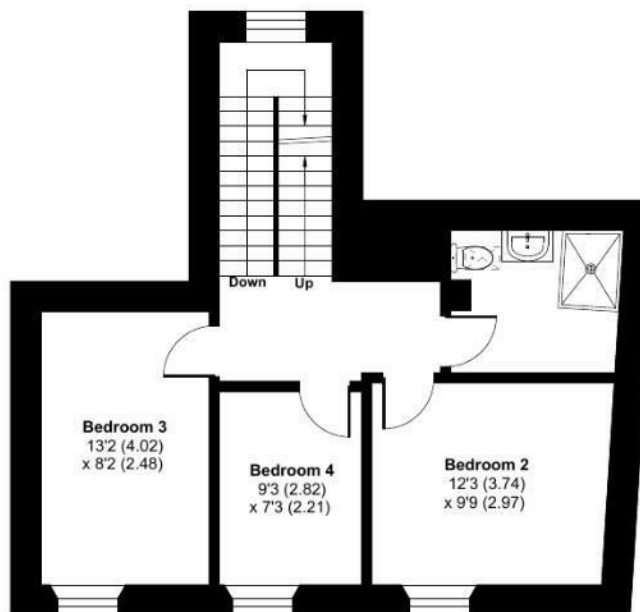
For identification only - Not to scale



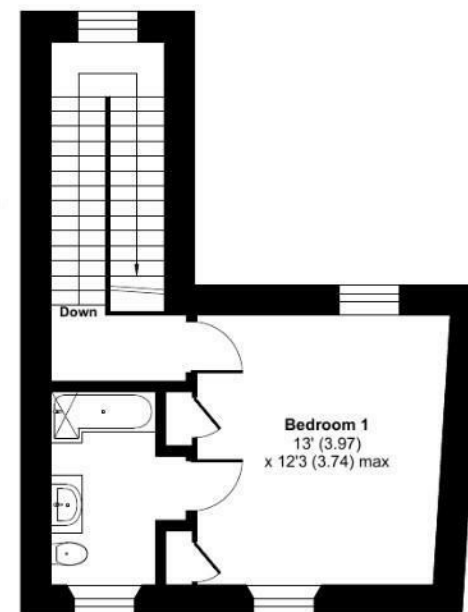
OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR

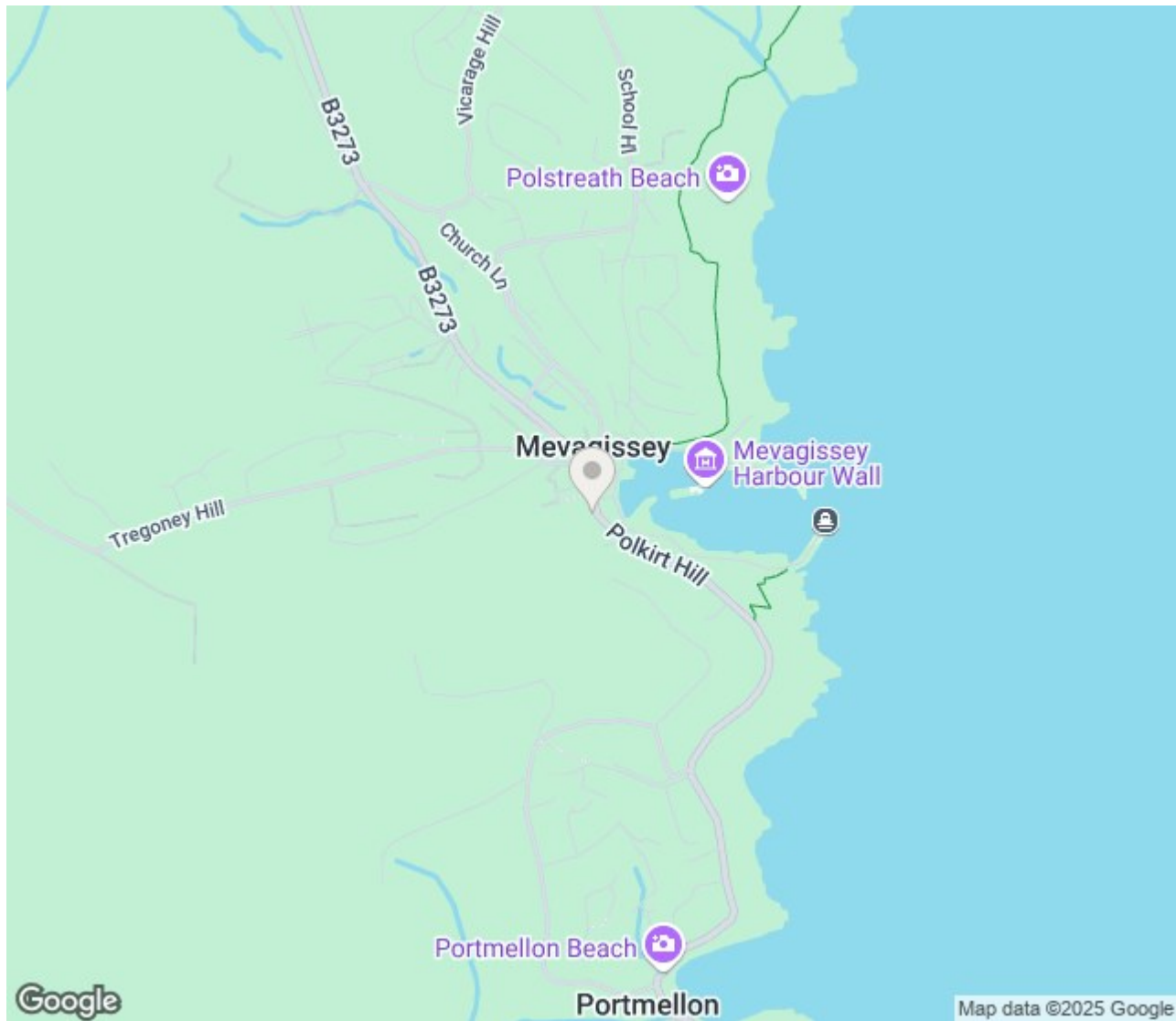


SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hendy Realty Ltd T/A Hunters. REF: 1150452





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	26	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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