



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9293

Offers over £350,000

3 Nare Court,
Polkirt Hill, Mevagissey, Cornwall, PL26 6UX

LEASEHOLD



Occupying a true 'crow's nest' setting perched high above the entrance to Mevagissey's outer harbour commanding amazing panoramic uninteruptable harbour, bay and coastal views from every room; an immaculately presented 2 double bedroomed, 2 bath/shower roomed garden apartment in this exclusive, highly regarded architect design select coastal development of a small number of luxurious well appointed apartments.





SUMMARY OF ACCOMMODATION

Entrance hall, L-shaped living/dining room with a large decked balcony, beautiful light oak kitchen with a full range of integrated appliances, principal bedroom with sumptuous en-suite shower room, further modern bath/shower room, second double bedroom with fitted wardrobe.

Outside: private covered parking space, plentiful visitor parking, communal gardens and 'lookout promontory'. Large communal roof terrace with awe inspiring views.

DESCRIPTION

The availability of number 3 Nare Court represents a fantastic opportunity to acquire a fabulous high quality frontline coastal apartment one of just 12 in this highly regarded architect designed art deco style building. The views are quite exceptional enjoying panoramic unobstructed and unobstructable views across St Austell bay and many many miles of coastline which on a clear day reaches to Rame Head in the distance. Had it not been for the presence of a hotel on this site beforehand, planning permission to build in such a prominent location would have been near impossible to obtain and therefore Nare Court is quite an unrepeatable setting along Cornwall's protected coastline.

Built in 2001 to an extremely high specification which include triple glazed windows, solid oak skirtings and architraves, oak veneered flush finished doors and comprehensive brushed steel door furniture, coved ceilings, chrome downlights and superb kitchen, luxuriously appointed bath and shower rooms with travertine marble. This particular apartment has never ever been holiday let and only used as an occasional second home for the current owner and therefore is in particularly good order throughout and is sold with the benefit of no onward chain and can be ready and potentially used by a new owner in this Spring and Summer ahead.

The configuration of this apartment is we believe the best in the development as every single reception room and bedroom has views out to the sea whereas many apartments have second bedrooms with no coastal outlook. Approached off a communal entrance and a

short flight of stairs the property is entered through a broad reception hall which gives access to a lovely L-shaped sitting room/dining room with space for easy chairs and sofas and a 6 seater dining table. Window and glazed double doors enjoy the stunning coastal views with a protruding corner covered balcony which enjoys a 'crows nest' outlook over the harbour, far across to Chapel Point in Portmellon and far out into the English Channel a scene of constant maritime activity.

The kitchen is smart and well appointed with a range of integrated appliances with a serving hatch into the sitting/dining room and also getting a borrowed view of the sea. The two bedrooms are both good size doubles, the principal room with a full wall of fitted wardrobes and a smart en-suite shower room. There is a second double bedroom and a beautifully appointed family bathroom. The apartment has the benefit of a covered parking space whilst there is plentiful visitor parking and to the seaward side of the buildings are communal gardens which include a bridge leading to a 'lookout promontory' perched atop the cliff – a most unique feature with breathtaking views!

Finally, the apartment has the use of a very large communal roof terrace which is ideal for sunbathing and barbecues with dramatic, panoramic views along the coast to both the east and to the south.

Nare Court stands at the top of Polkirt Hill which runs into the heart of the fishing village of Mevagissey. Day to day life centres around the harbour with fishing and sailing boats coming and going adding to the spectacle. There are several restaurants and inns within the village along with shops and galleries, which between them cater for most day-to-day needs. The larger town of St Austell is around 6½ miles away and offers a full range of facilities including a cinema and mainline railway station, whilst the Cathedral City of Truro is around 15 miles to the west. The area has many well known attractions including the Lost Gardens of Heligan and the Eden Project, whilst there are excellent scenic coastal walks along the South West Coastal Footpath. Small sailing dinghies and boats can be launched at Portmellon and there are sailing clubs at Porthpean, Pentewan and, for larger yachts, Fowey in one direction and St Mawes in the other.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

From the parking area take the right hand of the two entrances, through the communal door and descend the stairs to apartment number 3. A light oak door with an etched glass and stainless steel porthole opens into:-

ENTRANCE HALL – 20'2" long. Chrome ceiling spotlights, coving, smoke detector, video telephone entry system, programmable electric radiator. Stairs with an oak banister down to bedroom 2, doors to the principal bedroom, bath/shower room and:-

LIVING / DINING ROOM – 21'1" reducing to 11' x 17'8". A large L-shaped open-plan living area with ample space for dining and seating furniture. Exceptional views are afforded through a broad triple glazed window and also through a vast, near full height set of triple glazed corner windows and double doors which open onto a large balcony. The outlook wraps around the building with Mevagissey outer harbour in the foreground, the coastline stretching away to the south to Chapel Point and to the east across St Austell Bay past Gribbin Head and eventually to Rame Head, which is visible on a clear day. Multiple ceiling spotlights, ceiling pendent light over the dining area, wall mounted uplighters, ceiling coving,

2 programmable electric radiators, oak skirting boards and architraves, centralised media output with Sky television, telephone and FM radio, further telephone point, many power points. Door to the kitchen and double doors to:-



BALCONY. A large sitting out area with a timber decked floor, clear glass balustrade and hardwood handrails. A wonderful place to relax, dine alfresco and enjoy the 'bird's eye' panoramic harbour, coastline and sea views.



KITCHEN – 9'6" x 8'. Enjoying an excellent view through a broad serving hatch with oak surrounds that looks through the corner window in the sitting area, over the balcony to the sea beyond. Fitted with a modern range of light oak fronted wall level and base mounted units with many drawers, cupboards and corner shelves topped by a light grey roll edged worktop. Set onto the worktop is an AEG stainless steel four burner electric hob with a glass and stainless steel extractor hood over and matching AEG stainless steel multi function digitally controlled fan oven and grill below, whilst set into the worktop is a stainless steel 1½ bowl sink and drainer with a chrome mixer tap and waste disposal unit. Concealed within

the units is an AEG combined washer/dryer, dishwasher, fridge and freezer. Multiple ceiling spotlights, ceiling coving, further spotlight under the units, stone effect tiled splashbacks, tiled floor.

PRINCIPAL BEDROOM – 10'7" x 9'8" to front of wardrobes plus door recess. Broad triple glazed window with a deep sill giving sensational view across St Austell Bay, full wall of oak, mirror fronted built-in wardrobes that also houses a Megaflow pressurised hot water cylinder. Multiple ceiling spotlights, ceiling coving, TV point, multiple power points, programmable electric radiator, telephone point, oak skirting boards. Door to:-



EN-SUITE SHOWER ROOM. A contemporary room with fully Travertine tiled walls and floor and including a white Roca deep pedestal wash basin with a chrome Bristan tap and a matching white Roca low level wc. Large glazed folding screen shower cubicle with a fully tiled interior housing a Bristan chrome wall mounted mixer shower. Multiple ceiling spotlights, extractor fan, electric shaver point above the sink, built-in shelf along one wall, chrome ladder style electrically heated towel rail.

BATH / SHOWER ROOM. Fitted in the same contemporary style as the principal bedroom's en-suite with fully Travertine tiled walls and floor with a modern white suite including a wall hung deep Roca white wash basin with a chrome Bristan tap and a matching white Roca low level wc. White panelled spa bath with a chrome Bristan mixer tap and wall mounted shower over. Multiple ceiling spotlights, ceiling coving, extractor fan, built-in tiled shelf along one wall, wall mounted mirror and electric shaver point above the sink, contemporary ladder style chrome heated towel rail.





A short flight of stairs lead from the reception hall to a small:-

LOWER HALL. Ceiling spotlights, smoke detector, ceiling coving, light oak banister, power points, **utility cupboard**, light oak skirting boards. Door to:-

BEDROOM 2 – 10'2" x 8'10". Broad triple glazed window with a deep sill giving an astonishing outlook over St Austell Bay and along the coastline, oak built-in wardrobes with mirrored fronts, ceiling spotlights, ceiling coving, TV point, telephone point, power points, programmable electric radiator.

OUTSIDE

COMMUNAL ROOF TERRACE. Reached by stairs which continue up from the communal entrance hall leading to a vast paved roof terrace available to be used by around half the apartments, ideal for barbecues and sunbathing with breathtaking coastal and sea views.

UNDERCOVER PARKING SPACE. One allocated parking space (B) capable of accommodating a large car within a substantial open-fronted carport.



Residents have the use of the well kept, landscaped gardens which include a walkway out to the circular 'lookout point'.



GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: www.waterfrontandcountryhomes.com E-mail: sales@lillicrapchilcott.com

POST CODE – PL26 6UX.

SERVICES – Mains water, drainage, electricity.

DIRECTIONS – From the centre of Mevagissey follow the road towards Portmellon rising up Polkirt Hill with the sea on your left hand side. At the brow of the hill Nare Court will be found on the left hand side of the road and there is ample visitor parking.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

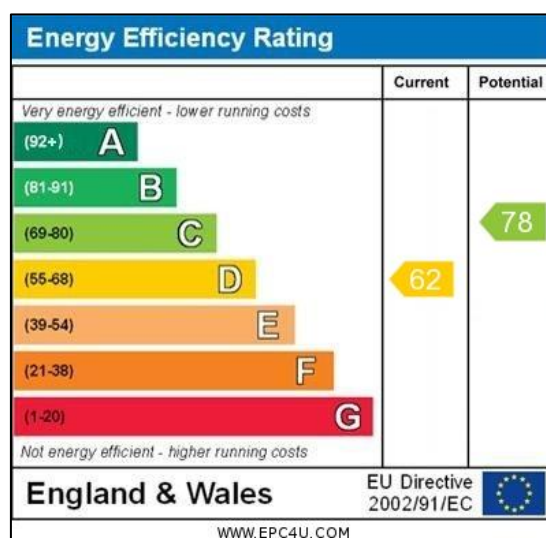
TENURE AND POSSESSION – Leasehold with share of freehold, residue of a 125 year lease from 2001 with ground rent of £100 per annum. The freehold is held by a Management Company which is owned by the leaseholders. Service charge is currently £1,450 per annum (2022) and include cleaning and lighting of communal areas, gardening, buildings insurance and external maintenance and decoration. Pets are not allowed.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

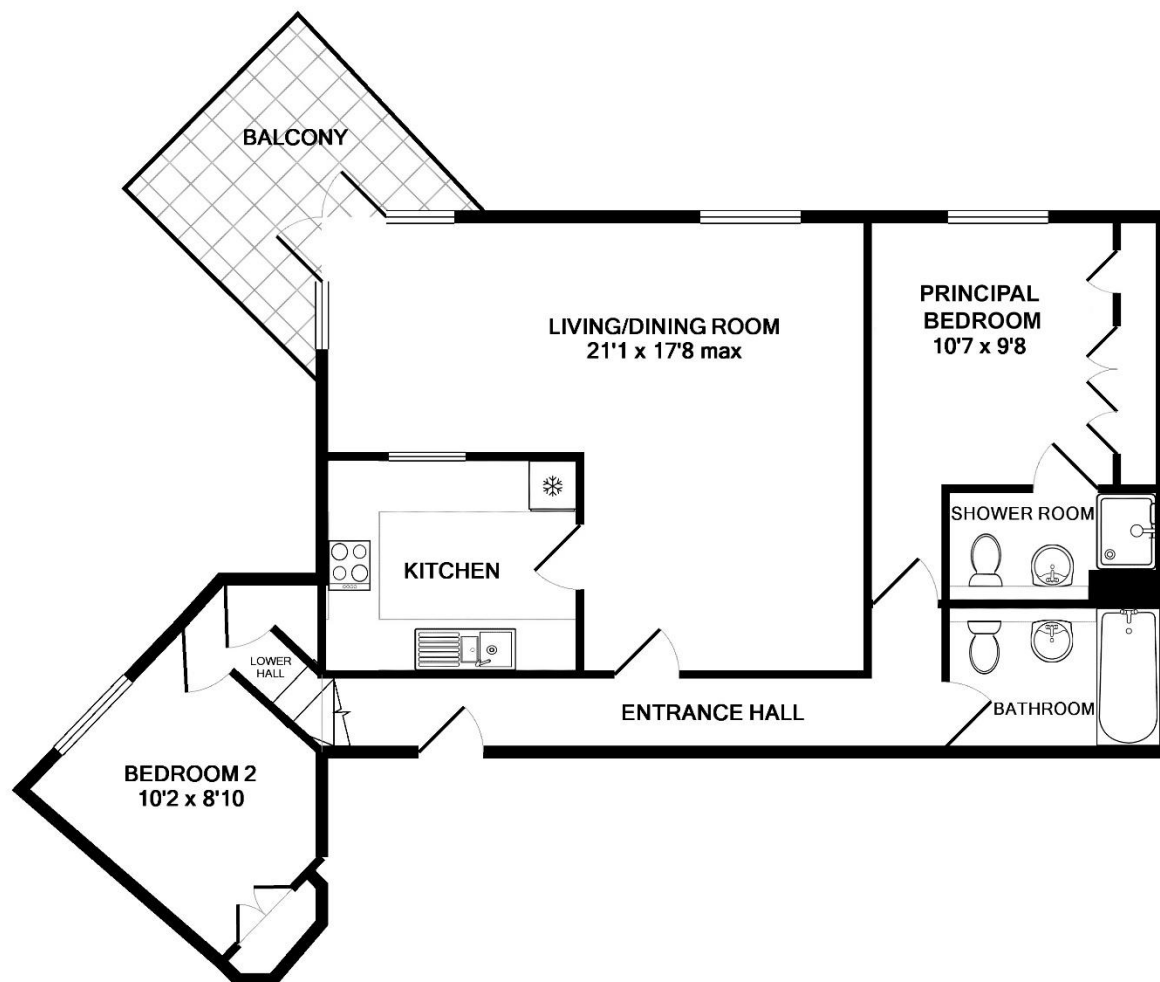
OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.



3 NARE COURT
TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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