



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10074

Offers around £650,000

**The Wheelhouse Guest House & Cobblestone Cottage,
West Wharf, Mevagissey, St Austell, Cornwall, PL26 6UJ**

FREEHOLD



A truly charming and well presented Grade II Listed 2 bedroomed cottage, with attached, large, non-Listed three storey freehold comprising 3 double bedroom suites, currently ran as a successful lettings investment, with ground floor room and harbour fronting courtyard garden.





SUMMARY OF ACCOMMODATION

COBBLESTONE COTTAGE

Ground Floor Entrance hall with staircase rising to the first floor. To the left of the front door a large store measuring 21'3" x 10'7".

First Floor Landing door opens into the open-plan lounge with central staircase leading to the kitchen/dining room.

Second Floor Via a split landing is the principal bedroom one side with bedroom 2 opposite plus family shower room.

THE WHEELHOUSE GUEST HOUSE

Ground Floor Large open-plan room, currently utilised as the restaurant dining area for the adjacent restaurant.

First Floor Inner hall, guest room 1 with en-suite shower room.

Second Floor Inner hall, 2 double bedrooms, both with en-suite facilities.

Outside Large storeroom beneath Cobblestone Cottage and to the front of The Wheelhouse Guest House is a harbour fronting courtyard garden.



COBBLESTONE COTTAGE

DESCRIPTION

Situated only 25 yards from the inner harbour, Cobblestone Cottage is extremely well located and is only one of very few properties in Mevagissey this close to the water.



This three storey Grade II Listed cottage with a large store on the ground floor, perfect for kayaks and bikes and subject to any necessary consents could be incorporated into the

accommodation. The accommodation which is arranged over the top two floors comprises a staircase from the ground floor rising to landing opening into the open-plan lounge with a window to the front elevation with deep ledge plus further window to the rear elevation giving a double aspect light and airy room. With exposed white painted beams and feature fireplace. The lounge opens to the kitchen/dining room with a central staircase rising to the second floor. The kitchen/dining room with a window to the front elevation with deep ledge with a range of base and wall mounted units set under black granite effect style roll edged worktops and cream tiled splashbacks with space for freestanding undercounter fridge. This room has a red brick fireplace surround with slate hearth and wood plinth housing a decorative period style wood burner.

Both bedrooms are situated on the second floor accessed via a split staircase, the principal bedroom having a large window to the front elevation with bedroom 2 opposite also having a window to the front elevation. On the second floor is the family shower room which is well appointed.





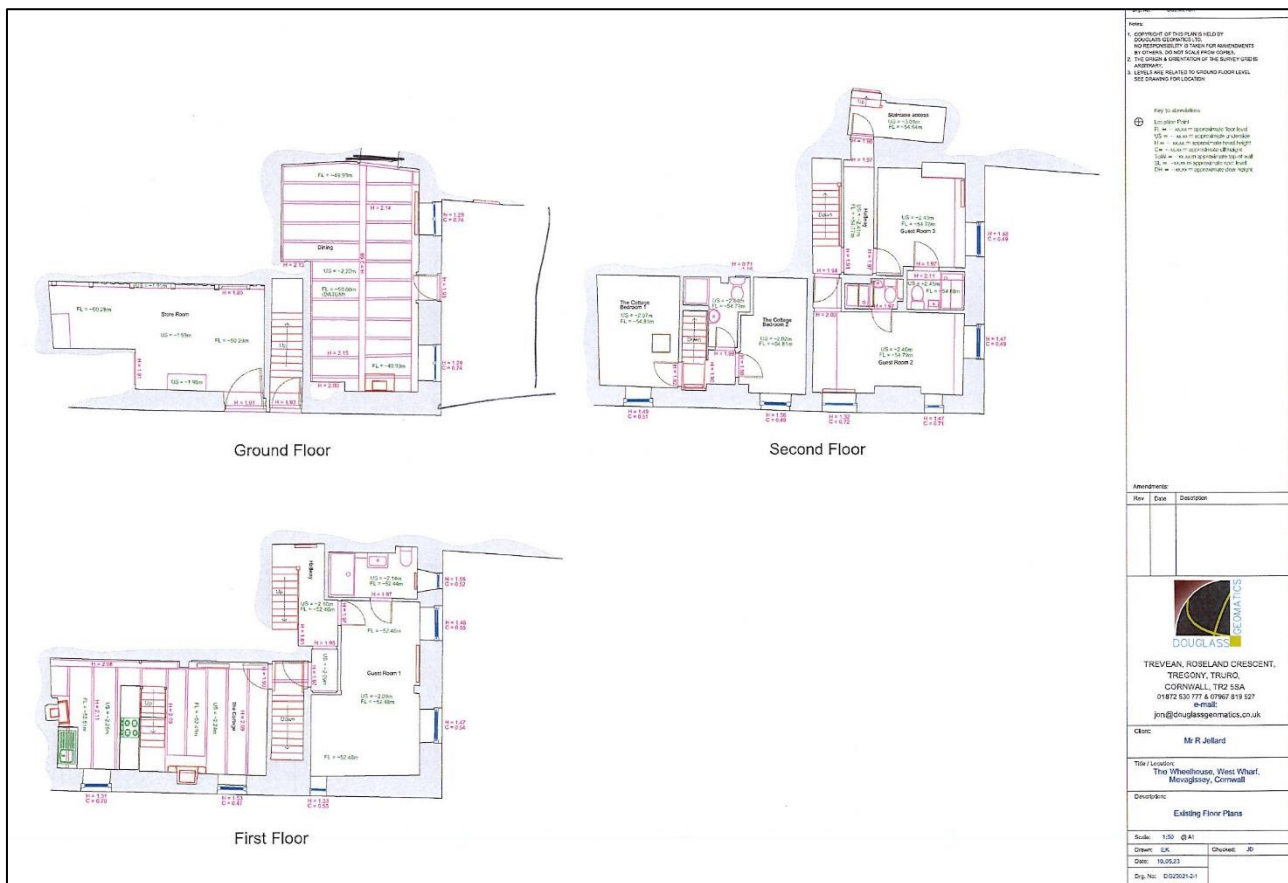
THE WHEELHOUSE GUEST HOUSE

DESCRIPTION

Attached to Cobblestone Cottage yet directly fronting Mevagissey inner harbour, The Wheelhouse Guest House has been in recent years used and run as a successful lettings business with three en-suite double bedrooms over the top two floors with, on the ground floor a large open room which currently opens through to the adjacent restaurant which is to be blocked up with a wall erected to close off from the adjoining restaurant. From this ground floor room, doors open onto the harbour fronting courtyard garden overlooking the inner harbour.

The guest house itself represents a rare and unique opportunity to acquire a spacious three storey harbour fronting freehold with fantastic views over the inner harbour and from the top two floors out to sea and could (subject to the necessary consents) be developed/converted into a residential dwelling with an attached cottage (Cobblestone Cottage).

Opportunities to purchase harbour fronting freeholds in Mevagissey are exceedingly rare and therefore a viewing is wholeheartedly recommended by the vendor's sole agent.



LOCATION

Cobblestone Cottage is situated only yards from Mevagissey's picturesque inner and outer harbours which are surrounded by a variety of former fishing industry buildings and fisherman's cottages. The village has a variety of cafés, restaurants, inns and local shops, sufficient to cater for day to day needs. The active community supports a community centre and primary school. The attractive narrow streets radiate from the centre accessing other boutique shops and businesses. Fishing trips and boat outings can be booked from the bustling harbour which also supports an aquarium. Moorings can be rented in both the inner and outer harbours for yachts and pleasure craft, by application to the Harbour Master. There is a summertime passenger ferry service directly to the port of Fowey.

The nearest main town is St Austell to the north which provides a wider array of leisure, commercial and retail facilities, mainline bus and train stations with a direct rail link to London Paddington with an approximate travel time of 4½ hours. From St Austell, the road network provides swift access across the county to the A30 which heads north eastwards to Exeter where it joins the national motorway network and south westwards provides access to many other Cornish coastal resorts such as St Agnes, Penzance and St Ives.

There are three secondary schools available in the St Austell area. To the west lies the county capital of Truro which provides further private and state schooling and a wide array of boutique shops and national stores.

The South West Coast Path provides access to superb sandy beaches on either side of Mevagissey with Polstreath beach to the north east and beyond that, the long sandy beach at Pentewan which has an active sailing club. Further north are numerous beaches

encircling St Austell Bay and beyond the Gribbin Headland lies the deep natural harbour of Fowey offering a wide range of sailing facilities and two active yacht clubs which hold annual races in the waters of St Austell Bay.

To the south west lies the National Trust, Vault beach and then following the coastline southwards there are further lovely beaches such as Polstreath, Caerhays and Gorran Haven, leading out on to the Roseland Peninsula. Much of the coastline in between them is under the stewardship of the National Trust. There are golf courses nearby at Porthpean, St Austell and a fantastic coastal golf course at Carlyon Bay. Mevagissey has a new, modern activity centre providing a café, gym, football pitch and bowling, from here there is a footpath and cycle path leading directly to the Lost Gardens of Heligan.

GENERAL INFORMATION

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

POST CODE PL26 6UJ.

SERVICES Mains water, drainage and electricity.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

DIRECTIONS From the harbourside, proceed towards the outer harbour on the right hand side and as you pass The Wheelhouse restaurant, The Wheelhouse Guest House is immediately on your right hand side and Cobblestone Cottage is found along the immediate alleyway cutting through to Polkirt Hill.

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

The Wheelhouse Guest House

