



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

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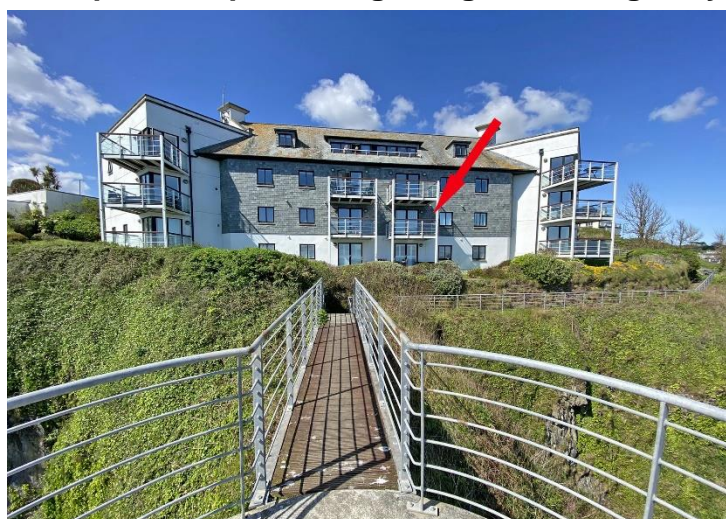
£329,950

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

LEASEHOLD
(with share of freehold)



Enjoying what must be one of the best views in the county which is both dramatic and panoramic encompassing Mevagissey's outer harbour, the whole of St Austell Bay and all the way up the coast to Rame Head near Plymouth, this superb coastal apartment is situated in an attractive cliff top building of 12 apartments and situated on the outskirts of the popular and picturesque fishing village of Mevagissey with its attractive inner and outer harbours.



SUMMARY OF ACCOMMODATION – Approximately 825sq.ft./76.6sq.m.

Communal entrance, entrance hall, sitting room/dining room, kitchen, principal bedroom with en-suite shower room and paved terrace. Second double bedroom with sea views, family bathroom.

Outside 10'7" balcony overlooking the sea and coast. Communal roof terrace with incredible views, undercover parking for 1 car in a large communal carport area with further visitors parking in the grounds. Communal well planted landscaped gardens.

**DESCRIPTION**

Nare Court is a small and select development of modern coastal apartments constructed in 2001 in an enviable and unrepeatable position high on the cliff above the picturesque fishing village of Mevagissey in an elevated position that commands the most dramatic and beautiful views over part of the village and the outer harbour, the whole of Mevagissey Bay and up the coast as far as Rame Head near Plymouth. The beauty and drama provided by this view are unlikely to be bettered by any in Cornwall.

Apartment 5 is situated on the first floor of the development and has been cleverly designed and arranged to allow the second bedroom and living room to enjoy the spectacular sea and coastal views. The living room has large triple glazed French doors opening onto a decked balcony with glass safety screens topped by wooden handrails and sizeable enough to

accommodate a table and chairs. This balcony enjoys the spectacular views and looks straight down at the waves lapping at the rocks below, the sound of which, with windows and doors open on the seaward side, fill the apartment.

The kitchen has been well equipped with a range of oak fronted units, quality integrated appliances and borrowed views through the dining area. There are two double bedrooms with the second bedroom, at the front, enjoying sea views. The main bedroom at the back has an en-suite shower room and doors out onto a private patio area. Both the family bathroom and en-suite shower room are well equipped with a modern white suite and complementary tiling.

The Apartment has an undercover designated parking space and there are further visitors parking available on site. Surrounding the apartments are some beautifully landscaped, well planted gardens featuring sub tropical plants etc. for the use of all residents. The residents enjoy the use of a viewing platform perched above the sea and the rocks below plus a large roof terrace at the top of the building with separate storage area for chairs etc. This is the perfect opportunity to purchase the ultimate main or second home by the sea in a picturesque fishing village.



LOCATION

Mevagissey gains in popularity each year, valued for its unspoilt nature and huddle of traditional buildings surrounding the attractive inner and outer harbours which still host an active fishing fleet making this an important fishing port on the south coast of Cornwall. There are beaches on either side of the harbour and a further beach, a short walk away at

Portmellon where there is a communal slipway for launching boats and jet skis etc. together with a local inn. Wonderful walks that can be enjoyed in both directions along the South West Coast Footpath which, to the south leads to the beautiful Vault Beach which can only be accessed by foot or from the water and to the north is Polstreath Beach on the northern side of the village and beyond is Pentewan and the beaches surrounding St Austell Bay. Pentewan and one of the beaches beyond it, Porthpean, both have active sailing clubs and there are golf courses available in the nearby village of Polgooth and coastal courses at Porthpean and beyond it an 18-hole golf course at Carlyon Bay.



Mevagissey village provides an excellent range of day to day shopping facilities which cater for day to day needs plus boutique, jewellery and craft shops, cafes, inns and local restaurants, other local amenities include a doctor's surgery and primary school. The main town of St Austell is a short drive away to the north providing a wider range of commercial, leisure and retail facilities and mainline station connecting directly to London Paddington with an approximate travel time of 4½ hours. From St Austell the main arterial routes A38/A30 can be easily accessed, both providing a mainly dual carriageway route to Exeter where they link with the M5 to Bristol and A303 to London. Other nearby attractions include the Lost Gardens of Heligan and the Eden Project. This unspoilt stretch of coastline features beautiful sandy beaches which offer excellent safe bathing and can be explored by kayak, or boat, whilst fishing trips can be booked from Mevagissey Harbour and pleasure boats can also be hired.

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

Door to:-

COMMUNAL ENTRANCE HALL Light timer switches, two flights of stairs down to number 5. Timber front door with opaque glazed porthole window opening onto:-

ENTRANCE HALL Wall mounted electric radiator, boxed in electric consumer circuit breaker board and meter. Coved ceiling with inset downlighters. Doors off to:-

SITTING ROOM – 18'5" x 12'4" Triple glazed window providing stunning views over St Austell Bay, two wall light points, wall mounted electric radiator, telephone points. TV and satellite aerial points, coved ceiling with inset downlighters. The sitting room is open-plan to:-



DINING ROOM – 10'3" x 10'2" Serving hatch to kitchen, wall mounted electric radiator, coved ceiling. Twin triple glazed doors opening onto a balcony.



COVERED BALCONY – 10'4" x 7' Wooden handrail and metal/glass balustrading. There are amazing views from the balcony over the whole of St Austell Bay and all the way up the coast to Rame Head near Plymouth.



KITCHEN – 9'7" x 7'8" The kitchen is well fitted with a range of oak finished cabinets comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboards. Surrounding roll edged laminated worktop surfaces with tiled wall surrounds, concealed pelmet lighting to the worktop surfaces. Inset 1½ bowl stainless steel sink unit with chromium mixer tap and pelmet lighting above. An excellent range of integrated appliances includes an electric oven/grill with four ring ceramic hob and filter hood above. Integrated fridge and separate freezer, dishwasher and washing machine/dryer, tiled floor. Coved ceiling with inset downlighters.



BEDROOM 1 (AN IRREGULAR SHAPE ROOM) – 14' max. x 9'4" Triple glazed doors opening onto a paved patio area 15'3" max. x 12'7". Built-in triple wardrobe with hanging

rail space, shelving and three mirror fronted doors. Wall mounted electric radiator. Door to:-



EN-SUITE SHOWER ROOM Fully tiled shower cubicle with fitted shower, pedestal wash hand basin, low level wc, fully tiled walls and floor. Extractor fan, coved ceiling with inset downlighters, electric shaver point. Chromium electric ladder/radiator/towel rail.

BEDROOM 2 (AN IRREGULAR SHAPE ROOM) – 14'7" max. x 12'3" max. Built-in double wardrobe with mirror fronted doors, wall mounted electric radiator, coved ceiling with inset downlighters, triple glazed window providing incredible views over St Austell Bay and the open sea, telephone point, television aerial point.



BATHROOM White suite comprising a panel enclosed spa bath with chromium mixer tap and shower attachment. Wall mounted Roca wash hand basin, low level Roca wc. Fully tiled walls, tiled floor, coved ceiling with inset downlighters, extractor fan. Chromium ladder radiator/towel rail. Electric shaver point. Door to airing linen cupboard housing a pressurised Prolite hot water tank with immersion facility and slatted shelving above.



OUTSIDE

Apartment 5 has an undercover parking space with further visitors parking available in the surrounding carpark area. There is a roof terrace for use of all the owners and from which there are stunning views over the surrounding bay and along the coast. Communal well planted landscaped gardens.

**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 6UX.

SERVICES Mains water, mains electricity, mains drainage. Electric panel radiator heating.

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

TENURE AND POSSESSION Leasehold with a share of the freehold and the residue of a 125 year lease which commenced on the 1st January 2001. The ground rent is set at £100 per annum but we understand that the ground rent is not currently collected because the leaseholders own the freehold. The freehold is held by a management company which is owned by the leaseholders and the service charge has been agreed to be adjusted from April 2025 to £1,650 per annum. The maintenance charge covers heating and lighting to the communal areas and external lighting, water charges, buildings insurance, repairs and maintenance to the exterior, garden maintenance, sewage pump maintenance, site management and cleaning of premises and professional fees. Pets are not allowed.

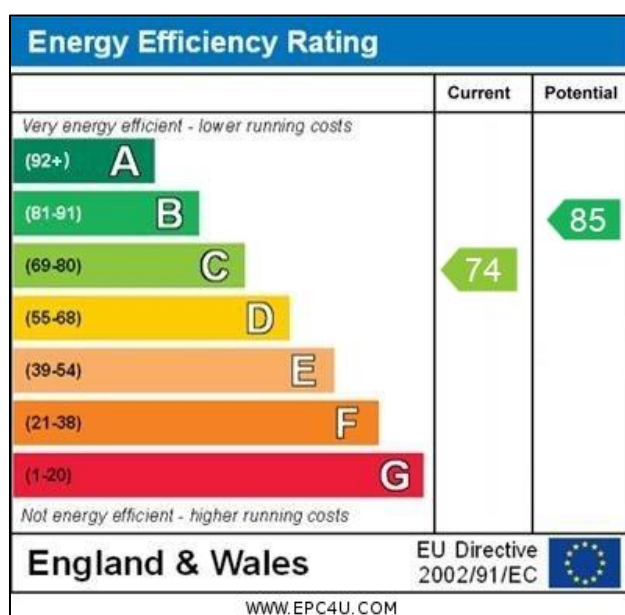
DIRECTIONS From the centre of Mevagissey, follow the road towards Portmellon ascending Polkirt Hill with the sea on your left hand side. At the brow of the hill Nare Court will be found on the left hand side with an asphalted entrance to the undercover and visitors parking areas.

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.

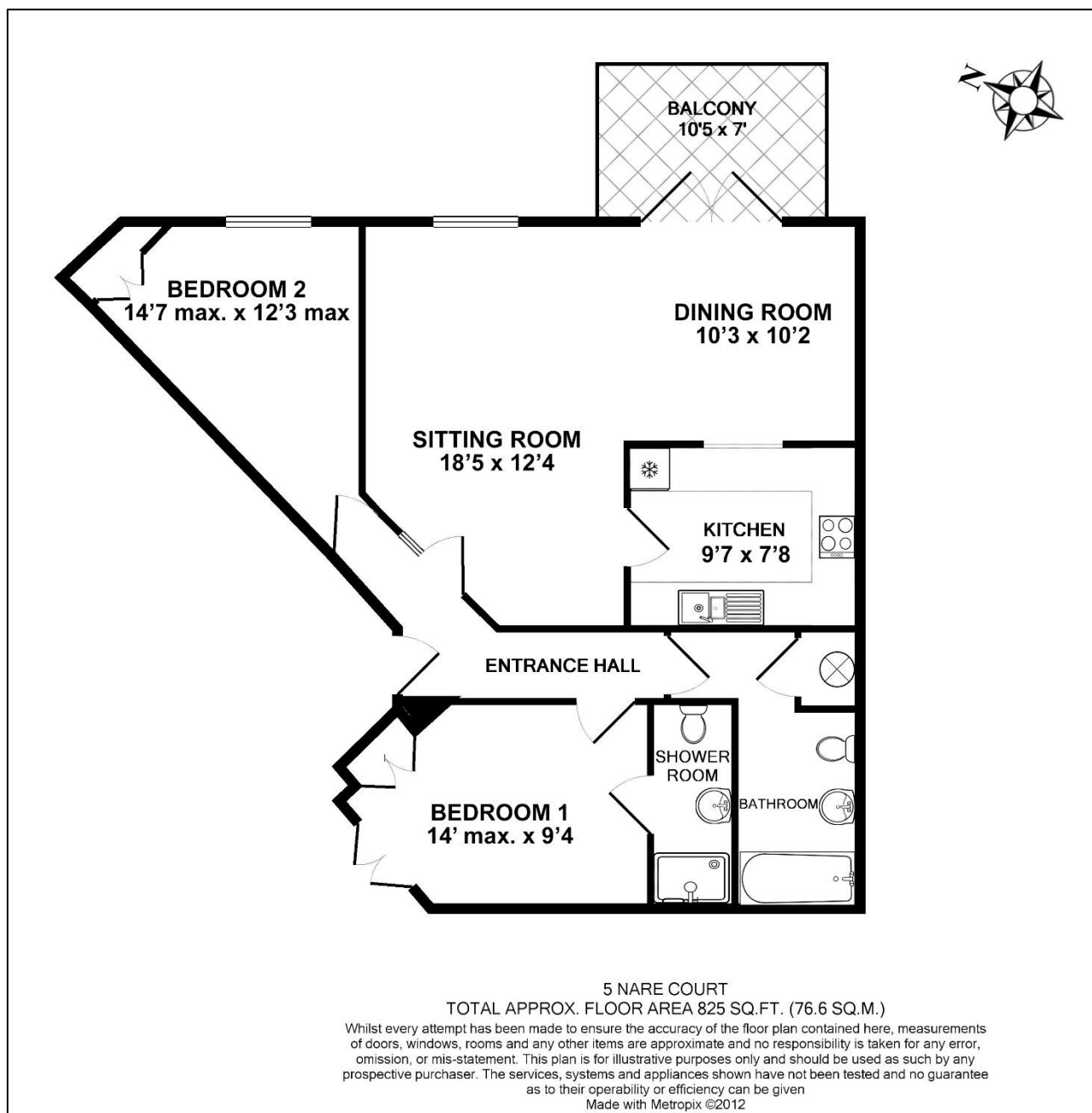
OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

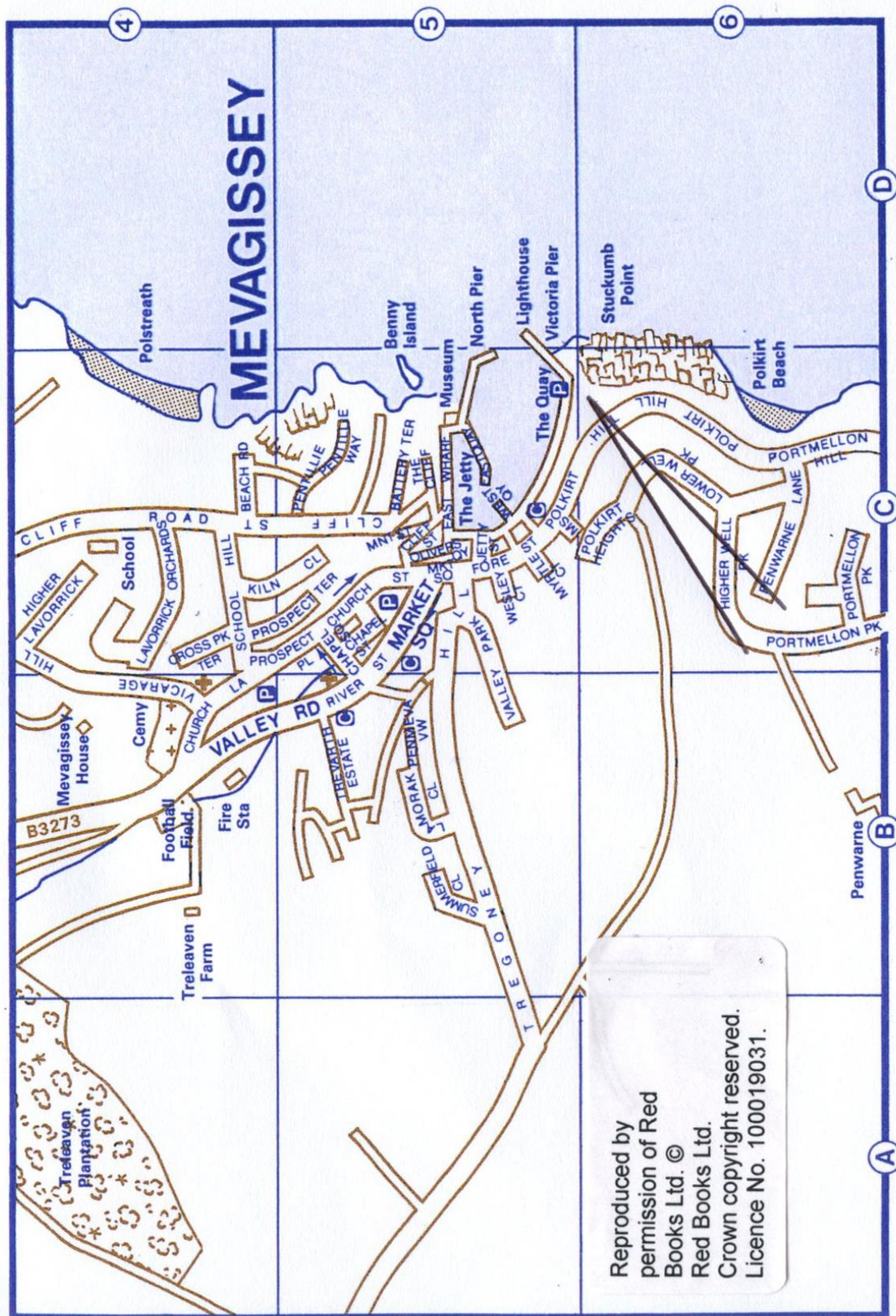


Not to scale – for identification purposes only.



MEVAGISSEY

Scale 4 inches to 1 mile



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