



HIGHER WELL PARK MEVAGISSEY PL26 6XA

3 BED DETACHED BUNGALOW WITH SPECTACULAR SEA VIEWS

Welcome to this stunning detached bungalow in the picturesque coastal village of Mevagissey. Boasting three bedrooms, this property offers breathtaking sea views, as well as a heated pool and hot tub.

Step inside and be greeted by a spacious open plan living area with decked balcony, perfect for relaxing, entertaining guests or simply enjoying the view. For those with a passion for cars or hobbies, the large garage offers ample space for storage and projects. Additional parking ensures convenience for your vehicles and visitors.

VIEWING HIGHLY RECOMMENDED
*** Available with No Onward Chain ***

Key Features

Stunning Sea Views

3 Bedroom
Detached Bungalow

Open Plan Living with
Sea Views and Balcony

Modern Kitchen
& Bathroom

Heated Pool & Hot Tub

Garage & Parking

No Onward Chain

About The Property and Location

Imagine waking up to a sea view, sitting at your dining table with a sea view, enjoying a glass of wine on the balcony watching the sun set over the ocean – with this property turn those dreams to reality. Mevagissey is a picturesque coastal village and fishing port approximately five miles south of the market town of St Austell. The village nestles in a small valley and the inner and outer harbours are busy with a mixture of pleasure vessels and working fishing boats. The attractive village centre consists of narrow streets with boutique style shops and places to eat. St Austell offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema and Bowling Alley. Also within a short distance is the captivating Lost Gardens of Heligan and of course the world famous Eden Project.



ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed door with part-glazed side panel. Exposed floorboards. Central heating radiator. Inset ceiling spotlights. Doors to bedrooms, cloakroom, bathroom and open plan living.

Open Plan Living

23' 7" x 15' 5" (7.2m x 4.7m)

An L-shaped room with impressive sea views leading to a decked balcony.

Lounge

uPVC double glazed French doors with uPVC double glazed side panels making the most of the sea and country views. Exposed wood floorboards. Inset ceiling spotlights. Vertical central heating radiator. Wall mounted marble effect feature fire.

Kitchen/Diner

A stylish area, designed to embrace those beautiful and captivating views from the uPVC double glazed bi-fold doors which lead directly to the balcony with seating area. Fixed uPVC double glazed window framing the ocean. Vaulted ceiling with stylish spotlights. The kitchen comprises of modern wall, base and pan drawer units in white with complementary dark worktops over incorporating built-in sink and drainer. Built in appliances include: double oven, induction hob with stainless steel and curved glass extractor over, microwave, wine chiller, coffee machine and dishwasher. Space and plumbing for a washing machine and American style fridge/freezer. Tiled floor. uPVC double glazed window to the front elevation.

Balcony

Accessed from both the lounge and kitchen/diner, the decked balcony with glass panels provides for perfect sea views with space for table and chairs. If you're looking for shade or not wanting a little rain to stop you enjoying the outside, there is a remote control canopy which retracts automatically in inclement weather. Steps down lead to a seating area, heated pool and hot tub.

Bedroom 1

13' 1" x 10' 6" (4.0m x 3.2m)

uPVC double glazed window with views over the pool. Exposed wood floorboards. Built-in storage units and cupboards. Central heating radiator. Hydro-massage shower cabin.

Bedroom 2

9' 10" x 9' 10" (3.0m x 3.0m)

uPVC double glazed window to the front elevation. Central heating radiator. Wood effect laminate flooring. Built-in cupboard. Double cupboard housing the hot water tank with shelving. Double wardrobe. Access to the loft.

Bedroom 3

9' 10" x 8' 2" (3.0m x 2.5m)

uPVC double glazed window to the front elevation. Central heating radiator. Wood effect laminate flooring.

Cloakroom

Low level WC. Pedestal wash-hand basin. Light sensor ceiling spotlight. Central heating radiator. Tiled floor.

Bathroom

White suite comprising low level WC, wash-hand basin, sunken bath with shower over and glass screen. uPVC double glazed window. Central heating radiator. Tiled floor. Part-tiled walls.

Exterior

The front of the property is approached via a pathway with lawn to either side and shrub borders. To one side there is a gate giving immediate access to the seating area, swimming pool and hot tub, whilst to the left the lawn continues leading to a couple of steps giving access to the parking area, garage and shed with raised shingle borders with shrubs and a gate giving access to the pool. The LPG tank is located to the side.

Swimming Pool

22' 0" x 14' 5" (6.7m x 4.4m)

A good size heated pool, with seating area to all sides with built-in steps and incorporating an outdoor pool shower with paneling and decorative mural, inspired by the location. The pool pump and mechanism are accessed via a door below the balcony.

Garage and Parking

17' 1" x 15' 5" (5.2m x 4.7m)

A generous garage with electric roller door, power and light with personal door to rear.

Additional Information

EPC 'E'

Council Tax Band 'D'

Services – Mains Electric & Drainage, LPG

What 3 words///shortcuts.discusses.happier

Property Age - tbc

Tenure - Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Open Plan Living



View from Balcony



Kitchen



View from Kitchen/Diner



Bedroom 1



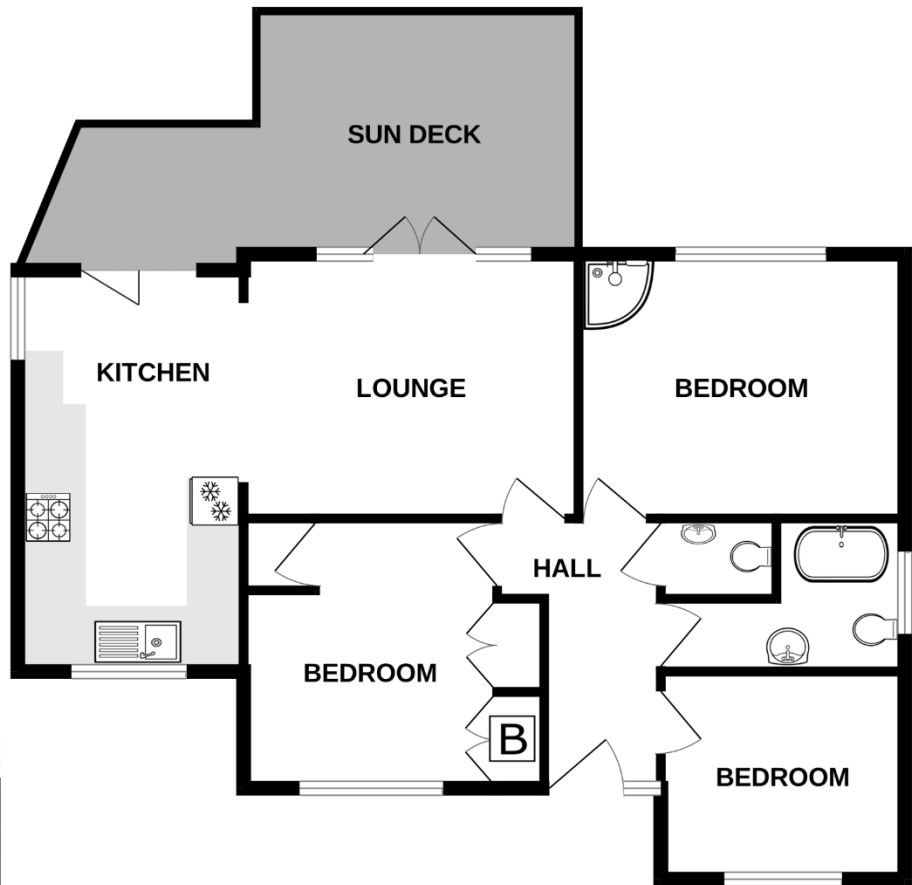
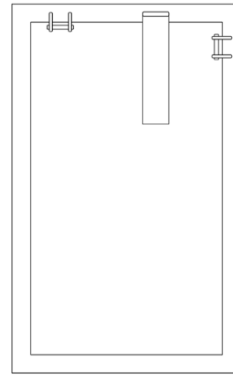
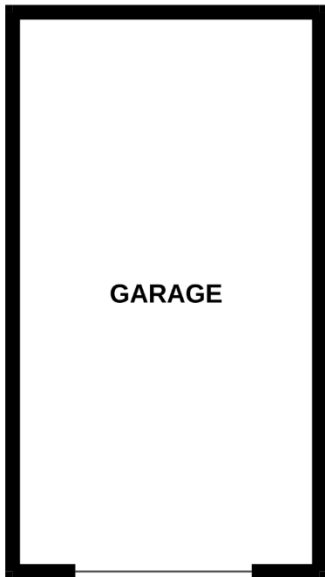
Bathroom



Heated Pool and Hot Tub



Garage, Parking and Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		70
39-54 E	50	
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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