



Laylok House



Harbour and Centre 600 yards St Austell 5 miles

For sale off plan, an individually and contemporarily designed quality detached residence and gardens in a fine position

- Modern Design
- 1,288 sq ft (gja)
- Open Plan Kitchen, Living & Dining Room
- Utility Room & WC
- 3 Bedrooms each with En-suite Facilities
- Terraced & Roof Top Seating
- Car Parking
- Landscaped & Sylvan Gardens
- Walking Distance to Centre of Megavissey
- Freehold

Guide Price £750,000



SITUATION

Off Vicarage Hill near the church, Laylok is well located being away from the general "hustle and bustle" of the village yet only about 600 yards walk to the inner harbour and centre of Mevagissey. The historic village of Mevagissey, which is still a working fishing village, is renowned for its picturesque myriad of narrow streets around the inner and outer harbours where there are numerous public houses, cafes, restaurants, gift shops and everyday shops.

The area is renowned for its attractive coastline and walks along the South West Coastal Footpath as well as beaches at Pentewan, Porthpean, Gorran Haven, Vault and Caerhayes.

The market town of St Austell is about five miles to the north and offers a more comprehensive range of shopping, schooling and social facilities and amenities, and there is a mainline railway station on the London Paddington line. The cathedral city of Truro, being the retail and commercial centre of Cornwall, is about 17 miles to the east; Newquay Airport is about 20 miles.

THE RESIDENCE

Currently in the process of construction, once built Laylok will offer an individually designed, high quality and modern residence in a fine position. Laylok, which means "Lilac Tree", will stand in a south-facing position overlooking its own landscaped gardens with numerous mature trees.

The accommodation layout is shown on the attached floor plans and emphasised by the artist's impression. There are private car parking spaces from which wide sweeping timber steps will lead down to the ground floor level and front door into an open-plan Kitchen (PC allowance for a Howdens kitchen), Dining and Living Room of some

size and scale, off which is a Utility Room with adjacent Cloakroom and a Bedroom with En Suite Shower Room and fitted wardrobe.

On the first floor will be a small Landing with doors off to two Bedrooms – both with an En Suite facilities being one Bathroom and one Shower Room. From the first floor there will be access to the roof of the ground floor with a wall and glazed balcony and tiled or decked seating areas.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From St Austell take the B3273 southwards to Mevagissey. Pass Pentewan Holiday Park, drive up the hill and at the crossroads at the top of the hill, turn left (unsignposted). Drive for about half a mile to Mevagissey and at the mini roundabout, turn right into Vicarage Hill. Drive down Vicarage hill, ignoring the turnings off to the left and right, and continue down to the church. Park by the wall where it says 'Church Users Only', and there is a pedestrian entrance to Laylok opposite.

SERVICES

Mains water and drainage will be connected. Ground floor under heating. Either mains drainage or private drainage. Double-glazed.

ILLUSTRATION

The lead image is for rough guidance and impression only.



Laylok

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft

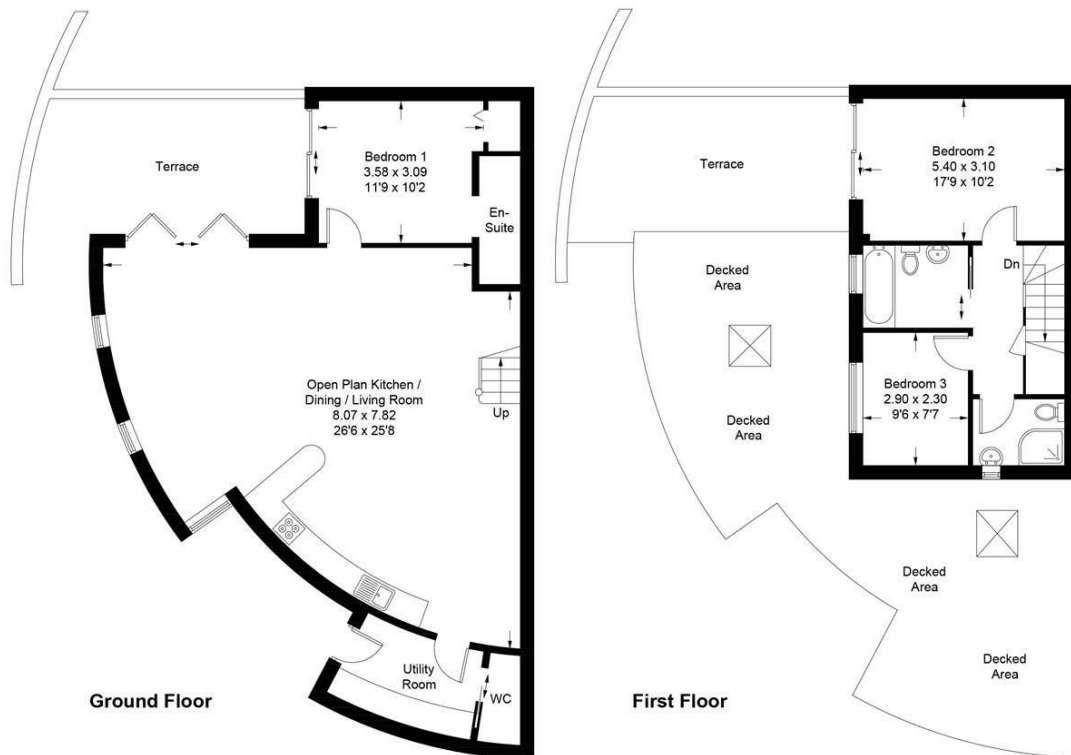


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID989731)

These particulars are a guide only and should not be relied upon for any purpose.

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