



Laylok House



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Vicarage Hill, Mevagissey, Cornwall, PL26 6SY

Harbour and Centre 600 yards St Austell 5 miles

A superb contemporarily designed quality detached residence, sylvan gardens and garden chalet shed in a fine position

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

Guide Price £655,000

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

Nearing completion (July 2024), Laylok offers an individually designed, high quality and modern residence in a fine position with sylvan view to the Church. Laylok, which means "Lilac Tree", stands 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 sweeping timber steps lead down to the ground floor level and front door into an open-plan 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. (NB: The guide price of £655,000 does not include a fitted kitchen).

On the first floor is a small Landing with doors off to two Bedrooms – one with an En Suite - and a bathroom. From the first floor there is access to the roof open seating area over the ground floor with a walled balcony.

Within the gardens which lie to the south and west of the house is a useful timber bespoke built Garden Chalet Shed about 22'9 x 19' (internal overall measurement) with insulated floor and roof.

VIEWING

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

DIRECTIONS

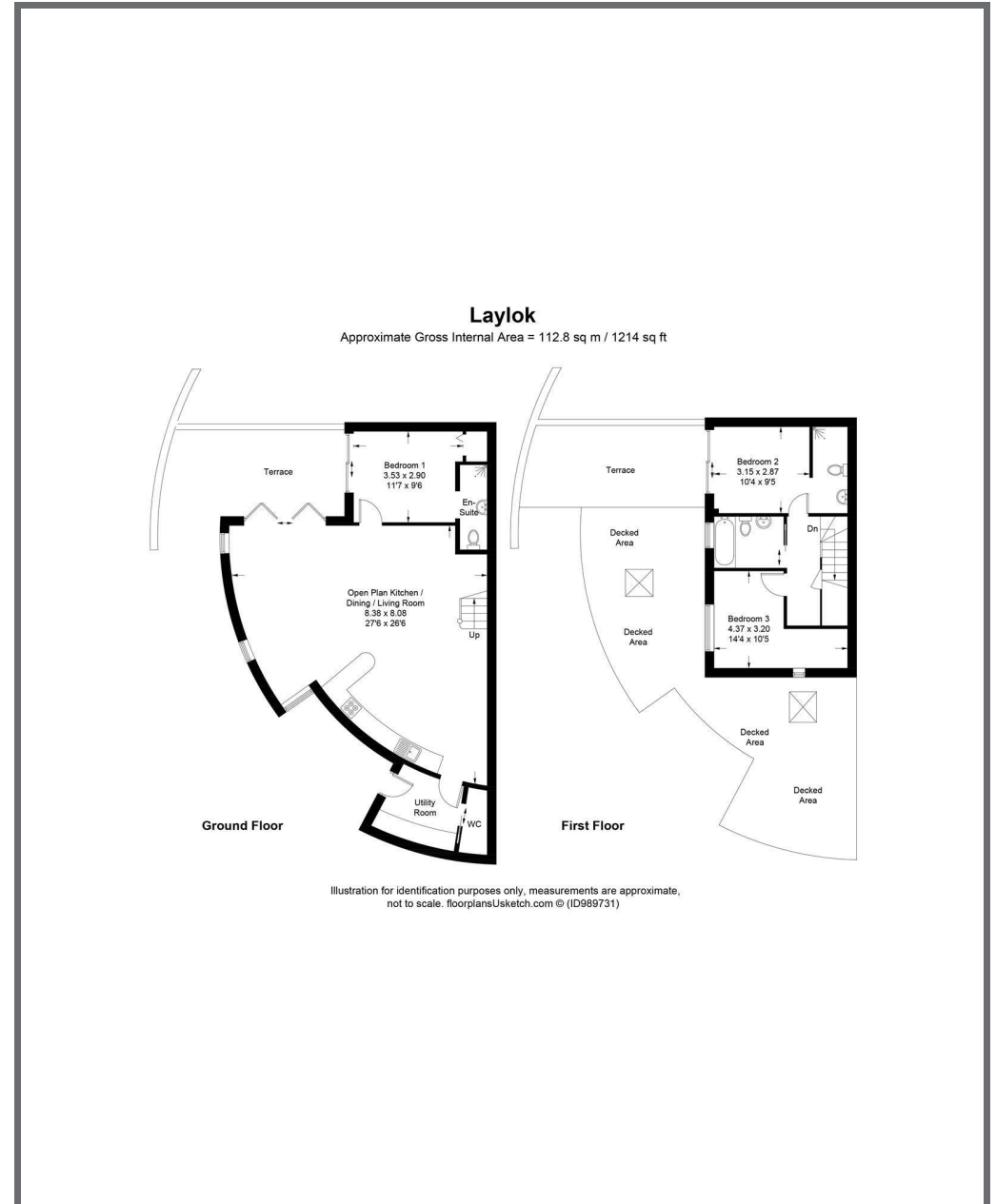
From St Austell take the B3273 southwards to Mevagissey. Pass Pentewan Holiday Park, drive up the hill and at the crossroads at the top of the hill, turn left (unsignposted). Drive for about half a mile to Mevagissey and at the mini roundabout, turn right into Vicarage Hill. Drive down Vicarage hill, ignoring the turnings off to the left and right, and continue down to the church. Park by the wall where is 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 a private drainage system. Double-glazed. Standard Broadband available (Ofcom). Mobile coverage likely to be available inside from O2 and EE and outside from EE, O2, Three and Vodaphone (Ofcom).



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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