

7 LOWER WELL PARK

MEVAGISSEY,
ST AUSTELL,
PL26 6UZ



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



7 LOWER WELL PARK

MEVAGISSEY

PL26 6UZ

DETACHED PROPERTY WITH WONDERFUL SEA VIEWS SOLD WITH NO CHAIN

This three/four bedroom detached property is situated between Portmellon and Mevagissey, and is within walking distance of the south coast beaches and amenities on offer. The property enjoys uninterrupted sea views to the front whilst also backing onto open countryside at the rear; enjoying plenty of privacy. The dwelling has been recently modernised and upgraded in the last two years to a high specification and is immaculately presented.

In all, the accommodation comprises; entrance hall, three bedrooms all with en-suites, additional study/ snug that could be occupied as a further bedroom, cloakroom and utility room to the ground floor with a large open plan sitting/dining room and a kitchen/breakfast room to the first floor. The property also has three balconies to enjoy the magnificent views to the front and rear.

Sold with no chain, early viewing is essential.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £635,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

THE PROPERTY

7 Lower Well Park is a three/four bedroom detached property occupying an elevated plot towards the end of a quiet, no through road and is within a highly desirable location on the South Coast. The property enjoys uninterrupted coastal views including Chapel Point; and is situated within walking distance of the beaches, as well as the wide array of facilities on offer in both Portmellon and Mevagissey. The property has been redesigned and modernised by the current owners with reverse level open plan contemporary living to really make the most of the views to both front and rear. In all, the accommodation comprises; entrance hall, three bedrooms (all with en-suites), a w.c., a snug/study that could be utilised as a fourth bedroom and a utility room to the ground floor with a kitchen/breakfast room and a large sitting/dining room to the first floor. There are large windows and patio doors to make the most of the views and allow plenty of light into the property; with the addition of three balconies (two to the front, and one to the rear); meaning there is always a dining space in the sun. There is a driveway providing off road parking leading up to the single garage; whilst there are both front and rear gardens. The front is laid to a level lawn with a mature bush boundary and side access leading to the rear. The back garden is enclosed and has been thoughtfully terraced with plenty of mature shrubs and seating areas. The property is also double glazed and benefits from oil fired central heating. Being sold with no onward chain, internal viewing is strongly recommended to appreciate this magnificent property.

PLEASE NOTE

The property has been a very successful holiday let for the current clients over the last two years with more information available from the sole agents. Furthermore, the existing furniture within the property can be available for purchase via separate negotiation.



PORTMELLON

Portmellon lies in a sheltered position on the south Cornish coast between the villages of Mevagissey and Gorran Haven. The harbour and fishing port of Mevagissey is about one mile away and here there is a more comprehensive range of facilities including primary

school, pubs, restaurants, church and a variety of shops. The coastal footpaths leading from Portmellon provides spectacular sea views and there are also many beautiful nearby country walks in this designated area of outstanding natural beauty.

Philip Martin



MEVAGISSEY

Mevagissey is well known to tourists as a fishing village on the south Cornish coast and is particularly noteworthy for its harbour and quaint fishermen's cottages in the narrow streets. There are many local shops and facilities within Mevagissey, St. Austell lies about five miles north and the city of Truro with its Cathedral and fine shopping centre is about fifteen miles away (about half an hour's driving distance). Notable attractions of the area include the Lost Gardens of Heligan (about three miles from the property) and the Eden Project which is just east of St. Austell.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

A light and open hallway with stairs leading to the first floor and doors into;

BEDROOM ONE

16'10" x 12'0" (5.15m x 3.67m)

Large window to front aspect overlooking the front lawn and enjoying far reaching views of the sea. Radiator and door into;

EN-SUITE

8'9" x 4'10" (2.69m x 1.49m)

A modern en-suite shower room with tiled flooring and obscured window to side aspect. Double walk in shower cubicle, integrated hand wash basin with cupboards under and w.c. Heated towel rail.

BEDROOM TWO

11'2" x 9'8" (3.41m x 2.97m)

Window to front aspect overlooking lawn and enjoying far reaching views of the sea. Radiator and door into;

EN-SUITE

6'3" x 3'4" (1.93m x 1.02m)

Another fully tiled shower room comprising shower cubicle, pedestal hand wash basin and low level w.c. Extractor fan.

BEDROOM THREE

13'10" x 11'1" (4.23m x 3.40m)

Window to rear aspect. Radiator and door into;

EN-SUITE

5'5" x 5'2" (1.66m x 1.59m)

A fully tiled bathroom comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side aspect.

W.C.

Including hand wash basin with cupboard under and low level w.c. Obscured window to side aspect.

SNUG/BEDROOM FOUR

14'10" x 9'3" (4.53m x 2.83m)

A very versatile room that could be occupied as a fourth bedroom, study/home office or additional snug. Sliding doors out onto rear patio. Radiator. Door into;

UTILITY ROOM

9'1" x 8'3" (2.77m x 2.54m)

Formerly the kitchen, a dual aspect room with window to side and rear with door opening out onto rear patio. Fitted with a range of base and eye level units with an inset stainless steel sink and drainer. Space and plumbing for washing machine.

FIRST FLOOR

KITCHEN/BREAKFAST ROOM

25'3" x 8'6" (7.70m x 2.61m)

A modern, newly fitted kitchen suite comprising a range of base and eye level units with Quartz worktops over and upstands. Integrated appliances including; fridge/freezer, an additional bottle fridge, electric oven and hob with extractor fan over. Inset sink and drainer with space and plumbing for dishwasher. Two velux windows to rear. Ample space for dining table with sliding doors out onto;

BALCONY

11'5" x 8'8" (3.49m x 2.66m)

A fantastic seating area with views of the south coast sea and Chapel Point.

SITTING/DINING ROOM

21'11" x 21'7" (6.70m x 6.60m)

A large dual aspect room with sliding doors accessing the front and rear balconies enjoying both rural and sea views. Feature triangular window to front and four velux windows with two to front aspect and two to the rear allowing for plenty of light into the property. There are also useful storage cupboards, making the most of the storage space in the eaves. Three radiators.



BALCONY

Two balconies accessed from the open plan living area with space for table and chairs to the rear overlooking the back garden and countryside beyond, whilst the front enjoys the most scenic views of the coast and Chapel Point.

GARAGE

Single garage with metal up and over door. Power connected and housing oil boiler.



OUTSIDE

The property occupies an elevated plot that is sat well back within its plot and therefore affords driveway parking and a level lawn to the front with access to the side of the property leading to the rear garden. This wonderfully landscaped garden has been terraced with multiple outdoor seating areas to enjoy the sunny aspect throughout the day. The garden backs onto countryside at the rear and therefore enjoys plenty of privacy.

SERVICES

Mains water, electric, drainage. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

From the beach at Portmellon turn into Portmellon Park and proceed to the top of the hill where the road will naturally curve around the corner to the right. Proceed along this road for a short distance and take the turning immediately ahead, signposted Lower Well Park. No.7 can be found on the left hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

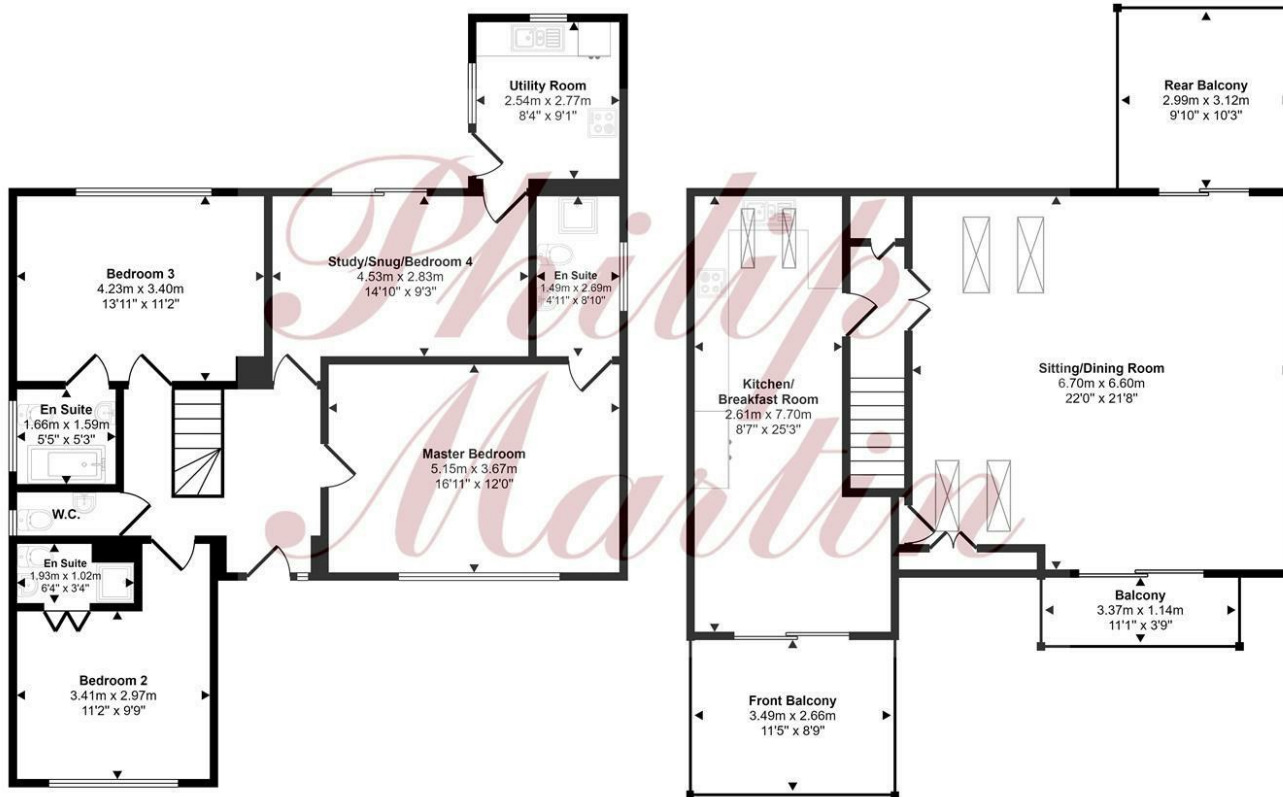


Philip Martin



Philip Martin

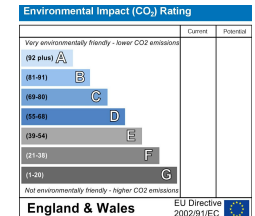
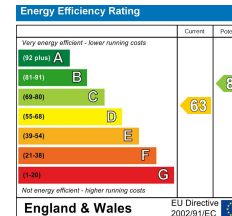
Approx Gross Internal Area
164 sq m / 1763 sq ft



Ground Floor
Approx 90 sq m / 972 sq ft

First Floor
Approx 74 sq m / 791 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philipmartin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS