



WILD AIR  
POLKIRT HILL

MEVAGISSEY  
PL26 6UX

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Ph*





Wild Air B&B

Eddystone Light Sea View Apartment  
01728 843302  
www.wildair.co.uk

Wild Air B&B

NO PARKING



# WILD AIR POLKIRT HILL MEVAGISSEY

LARGE DETACHED PERIOD PROPERTY WITH  
PANORAMIC SEA AND HARBOUR VIEWS

In a commanding, elevated setting yet within walking distance of the sought after fishing village of Mevagissey. Enjoying breath taking coastal views and flexible accommodation with brilliant income potential.

The main house comprising sitting room, dining room, kitchen, sunroom, utility and cloakroom to the ground floor. Two bedrooms, shower room, separate W.C to the first floor and owners accommodation on the second floor. Self-contained annexe with open plan living space and ensuite double bedroom. Garage, off road parking for several vehicles. Terraced front and rear gardens.

Council Tax - C. Freehold. EPC- E.

GUIDE PRICE £1,100,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

**E:** sales@philip-martin.co.uk

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## GENERAL COMMENTS

In a prime position overlooking the harbour and village with panoramic, far reaching sea views, Wild Air is a substantial detached period property with versatile accommodation including an annexe with letting potential. The property would also work well as a large family home. There is off road parking, a garage and front & rear gardens, offering a rare opportunity in such a sought after location.

Currently run as a guest house with owners accommodation on the second floor, Wild Air has been enjoyed for many years by a number of visitors. It is one of the remaining original properties on this popular road, with striking 1930's architecture and arguably one of the best sea views in the South of Cornwall. Retaining many original features with pine doors, turning staircase, dado railings and stained glass, the property boasts charm and character but has been updated to suit modern day life.

In all the accommodation comprises:- porch, entrance hall, living room, dining room, kitchen, breakfast/sunroom, utility room and W.C to the ground floor. Two bedrooms and a bathroom to the first floor and owners accommodation on the second floor. There is a separate one bedroom annexe with open plan living space and ensuite shower room. The property benefits a garage, off road parking, front and rear gardens and terracing with break taking coastal views.



## LOCATION

Mevagissey is well known to tourists as a fishing village on the south Cornish coast and is particularly noteworthy for its harbour and quaint fishermans 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 hours 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

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St. Austell. The whole area is recognised as being of outstanding natural beauty and much of the nearby coastline is owned and protected by the National Trust.

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

#### MAIN HOUSE

With entrance porch, hallway, sitting room, dining room, kitchen, breakfast/sun room, utility and cloakroom to the ground floor. Two bedrooms, shower room/W.C. and terrace to the first floor. Further loft room with facilities on the second floor.

#### FRONT PORCH

Tiled flooring,

#### HALLWAY

#### SITTING ROOM

14'11" x 14'1" (4.55m x 4.29m)

Bay window to the front with spectacular coastal views, feature fireplace with slate hearth and wooden surround. Dado and picture railing and carpeted flooring.

#### DINING ROOM

12'2" x 10'4" (3.71m x 3.15m)

Window to the rear garden, picture railing and carpeted flooring. Opening into the:-

#### KITCHEN

27'9" x 6'11" (8.46m x 2.11m)

A large, functional kitchen with tiled

flooring and two windows to the side. A range of base and eye level units with worktops over and tiled splashbacks. Feature glass cabinet, composite sink and drainer unit, Aga and archway into:-

#### BREAKFAST/ SUNROOM

Windows spanning to the front benefitting the wonderful sea views, door to the side and tiled flooring. UPVC roof, bench seating and wall mounted lights.

#### UTILITY

13'2" x 11'8" (4.01m x 3.56m)

Window and door to both sides, tiled flooring and roof light. A range of base and eye level units with pantry style cupboards. Ceramic hob, space and plumbing for washing machine and tumble dryer. Inset composite sink and drainer unit, space and plumbing for American style fridge freezer and towel rail.

#### CLOAKROOM

Low level W.C. and cupboard housing oil boiler.

#### FIRST FLOOR

Landing with pine balustrades, obscured window to the rear allowing natural light. Door to the first floor terrace balcony with sea view.

#### BEDROOM ONE

16' x 15'1" (4.88m x 4.60m)

Beautiful bay window with unobstructed harbour and far reaching views to Black



Head point and beyond. Pedestal hand wash basin, carpeted flooring and picture railing. Wall mounted radiator.

#### BEDROOM TWO

10'5" x 8'7" (3.18m x 2.62m)

Window to the rear and carpeted flooring.

#### SHOWER ROOM/W.C

Walk in shower unit, pedestal hand wash basin, tiled flooring and to half height. Low level W.C and bidet. Built in storage units, windows to the side and wall mounted radiator. There is a further separate W.C with window to the side, tiled flooring and wall mounted radiator.

#### LOFT ROOM

24'2" x 19'0" (7.37m x 5.79m)

Currently used as owners accommodation with ensuite facilities and extensive sea views. Velux and further window to the rear. Corner bath with mixer shower tap over, vanity W.C and hand wash basin unit, heated towel rail and tiled flooring. Numerous eaves storage cupboards, carpeted flooring and ceiling mounted lights.



#### ANNEXE

An immaculately present self-contained annexe with open plan living space downstairs and double bedroom with en suite shower room upstairs. The annexe is currently used as a holiday let for further income however it would make a perfect space for a dependant relative, or incorporated back into the

main house providing larger family accommodation.

A perfectly fitted kitchen with single oven, ceramic hob and composite sink and drainer unit. A range of base and eye level units with worktops over and metro tiled splashback. Window to the rear, wall mounted radiator and picture railings. Bay window,







carpeted flooring and stairs rising to the:-

Well proportioned double bedroom with feature panelling and cast iron balustrades. Built in wardrobe and chest of drawers. Bay window benefitting the same stunning coastal views. Door into the ensuite bathroom. Tiled flooring, electric Mira enclosed shower, pedestal hand wash basin and low level W.C. Window to the side and wall mounted radiator.

### GARDENS AND GROUNDS

The front gardens have been specifically designed to take in the breath taking views, with a large sun terrace sitting above the garage, hours can be spent watching the working boats in the harbour and hustle of the seaside village below. As well as the garage, Wild Air boasts ample off road parking which is a complete rarity in this small fishing village.

The rear gardens are easily maintained with several different areas to enjoy. The lower level being a courtyard garden that the current owners use due to it's privacy.

There is a path leading from the utility room which takes you to the main garden, largely laid to lawn with a plethora of mature trees, shrubs and feature pond-surrounded by specimen Calla Lily, Gunnera and Echium. There is a garden shed with power and light providing additional storage and a good size greenhouse.

### GARAGE

19'10" x 12'6" (6.05m x 3.81m)

### SERVICES

Mains water, electricity and drainage. Oil fired central heating.

### N.B

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

### 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.

### DIRECTIONS

Proceed out of Mevagissey along Polkirt Hill towards Portmellon and Gorran. Wild Air is easily located on the right hand side with a Philip Martin board erected.

### 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.



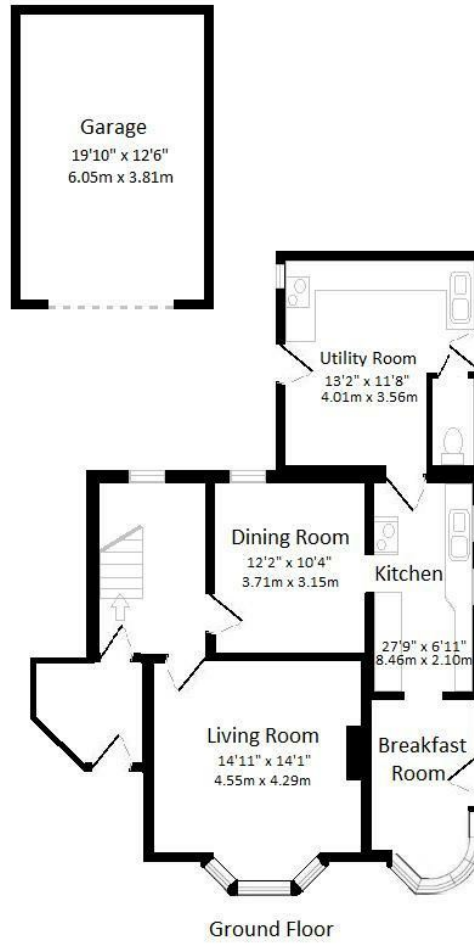
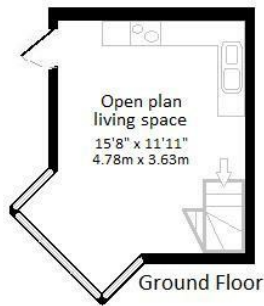
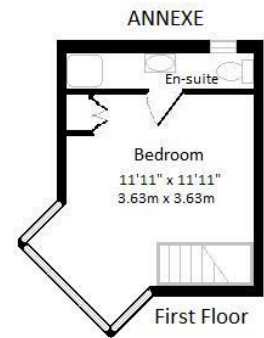




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Approximate Gross Internal Floor Area = 2273 Sq. Feet



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 44, Potential 68

Environmental Impact (CO<sub>2</sub>) Rating: Current G, Potential B

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