



The Harbour House

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Welcome to an iconic piece of history nestled directly on the enchanting Mevagissey harbour. This historic, surprisingly not listed, property, with its roots as a crab pot store and net loft, is now proudly offered for sale. Boasting unparalleled views over the bustling working harbour, it's an ideal spot for catching sight of the charming fishing boats as they come and go. Currently configured as two separate, self-contained apartments, this property offers versatility and potential. With the scope to convert it into a single, spacious 4-bedroom house (subject to any necessary consents), the possibilities are boundless.



Accommodation Summary

Gross Internal Floor Area: 1084 sq. ft. (101 sq. m.).

Sunhaven

Entrance Hall, Living Room, Kitchen, Double Bedroom, Shower Room.

Yellow Quayside

Living Room, Kitchen, Two Double Bedrooms, Shower Room.



The Harbour House - Description

Stepping just 5 yards from Mevagissey harbour, The Harbour House is accessed by a flight of stairs leading up to the front door and the entrance hallway beyond, with a door to the first floor apartment, Sunhaven, and a further flight of stairs accessing the top floor apartment, Yellow Quayside.

Sunhaven is a well designed space offering one double bedroom. The kitchen has an open wall connecting seamlessly to the living room, inviting in abundant natural light and offering glimpses of the bustling harbour beyond. This thoughtful design creates an airy, open atmosphere perfect for entertaining or simply enjoying the maritime ambiance. The modern shower room provides convenience and comfort, featuring sleek fixtures and finishes that complement the apartment's contemporary style, and the bedroom is a generous double with built in wardrobe and ample storage space.

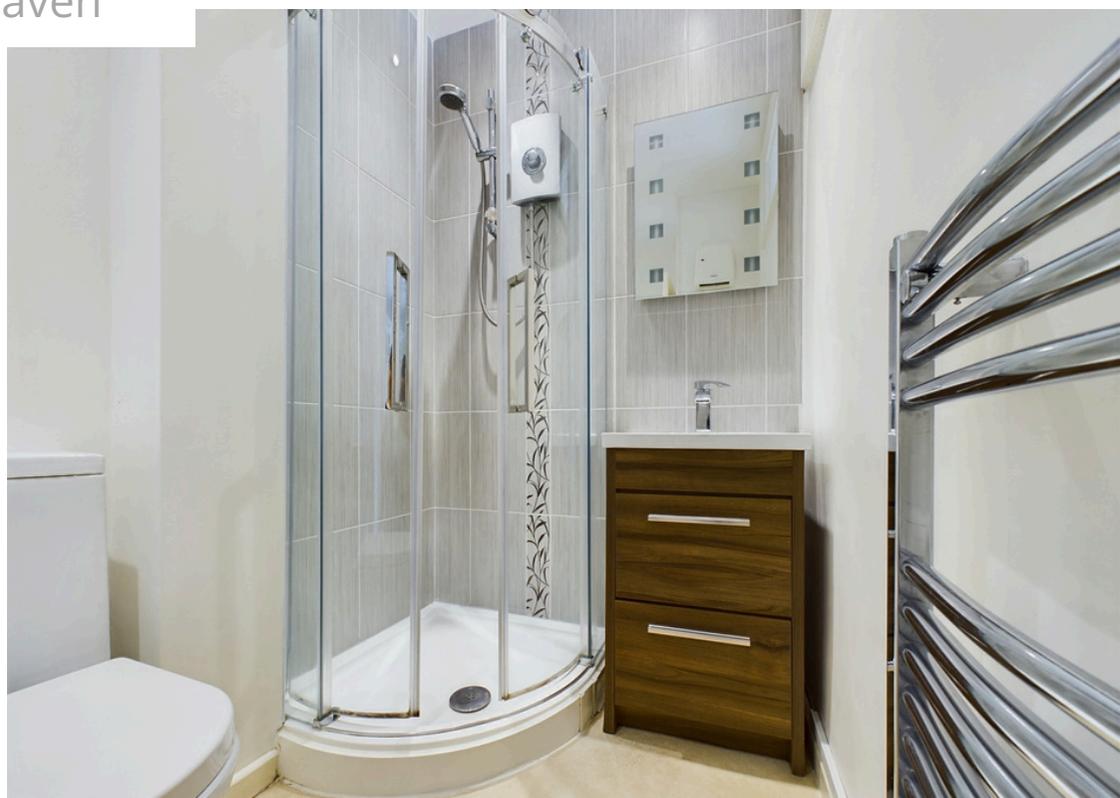
The first floor apartment features two spacious double bedrooms, providing ample accommodation for residents or guests. The well-fitted kitchen boasts a picture window that opens into the generous living room, flooding the space with natural light and offering stunning views of the harbour below. The light and airy modern shower room completes the apartment.

With views over the harbour from every window, every moment spent here is infused with the charm and energy of Mevagissey's bustling waterfront. Whether you're seeking a seaside escape, a lucrative investment opportunity, or the chance to own a piece of Mevagissey's storied past, this property offers it all.



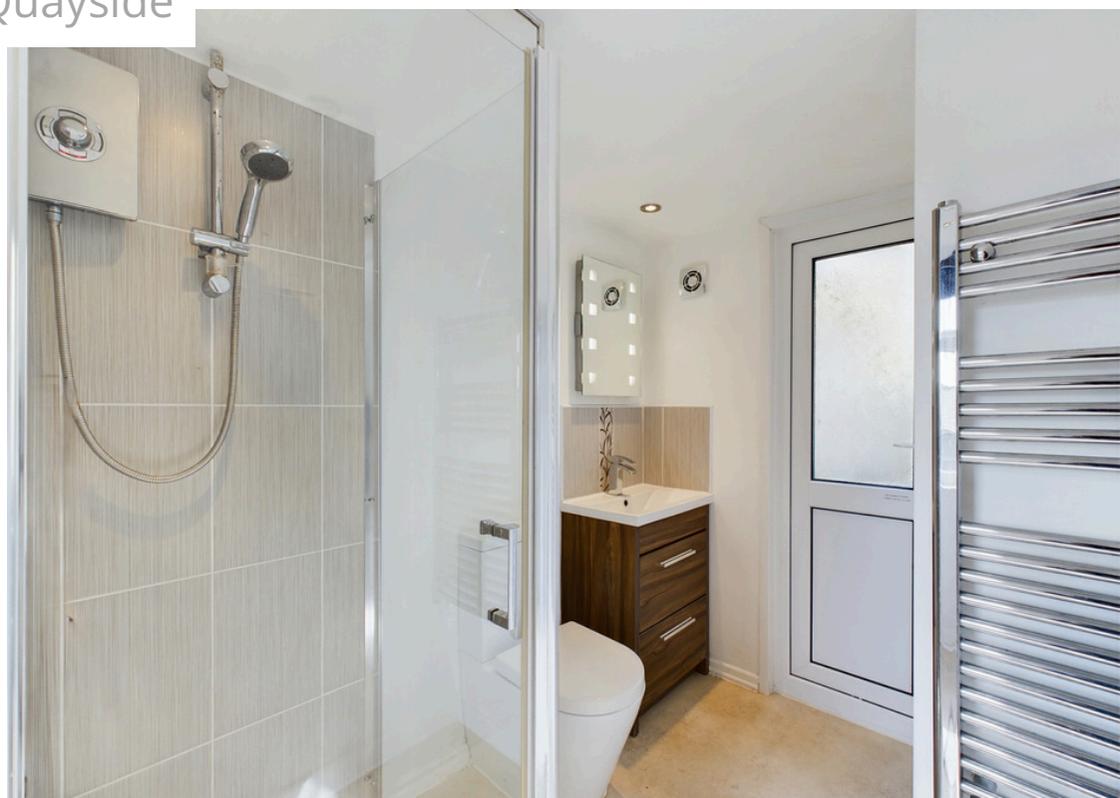


Sunhaven





Yellow Quayside





Location Summary

(Distances and times are approximate)

Mevagissey Harbour – 5 yards. St Austell – 6 miles with London Paddington 4 hours by rail. Cathedral City of Truro – 16 miles. St Mawes – 16.5 miles. Newquay Airport – 20 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes), Plymouth – 45 miles. Exeter - 82 miles.

Mevagissey

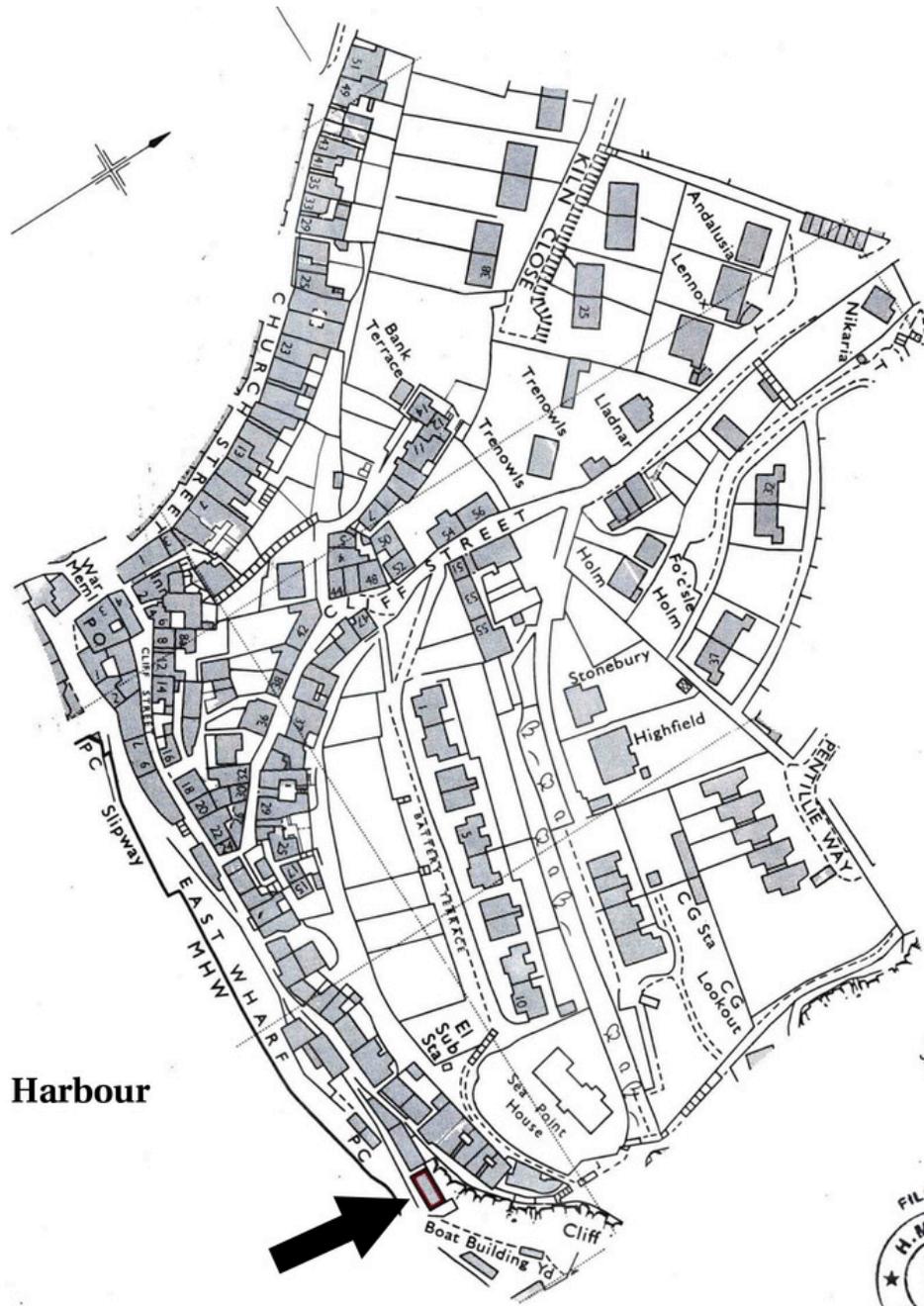
Mevagissey is a working fishing village with a good range of amenities including a Post Office, Chemist, Bakers, numerous Stores, Cafes, Pubs, Restaurants, Doctor's Surgery, Junior and Infant Schools and a bus service to the nearby market town of St Austell, approximately six miles away. Here, there is a wide range of business, educational and shopping facilities, plus a main-line station (London approximately 4 hours), 2 senior schools and a Recreation Centre / Swimming Pool.

The Cathedral City of Truro is approximately 16 miles away. There are many country walks in the vicinity, together with spectacular coastal walks. The Mevagissey Bay area has a wide range of marine activities with many beautiful beaches. The famous 'Lost Gardens of Heligan' are approximately 2 miles away and the incredible Eden Project is about 10 miles.

Cornwall

The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Stuart Shaw at the Idle Rocks, St Mawes.

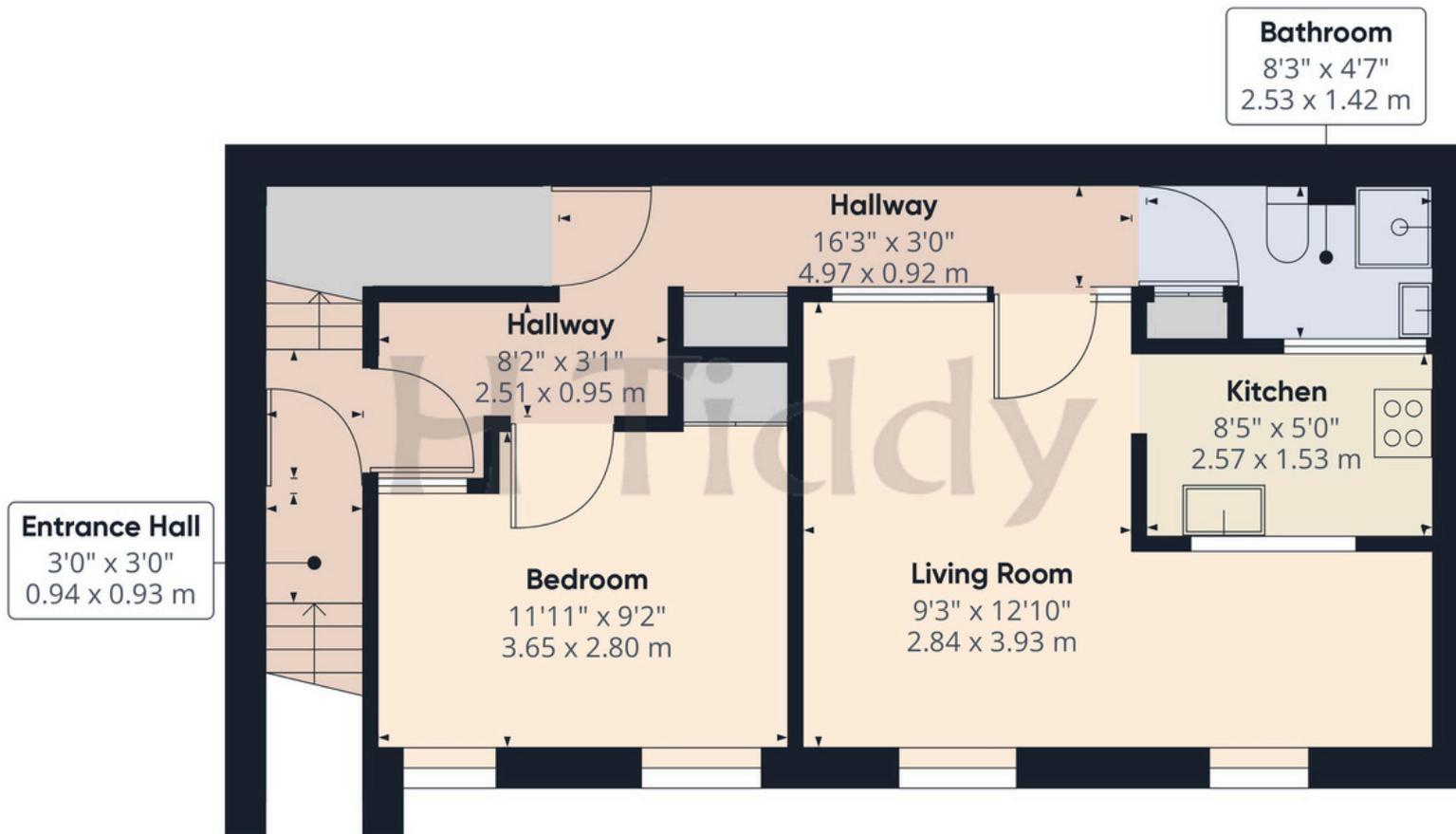


Harbour



SX015
SX014

Sunhaven



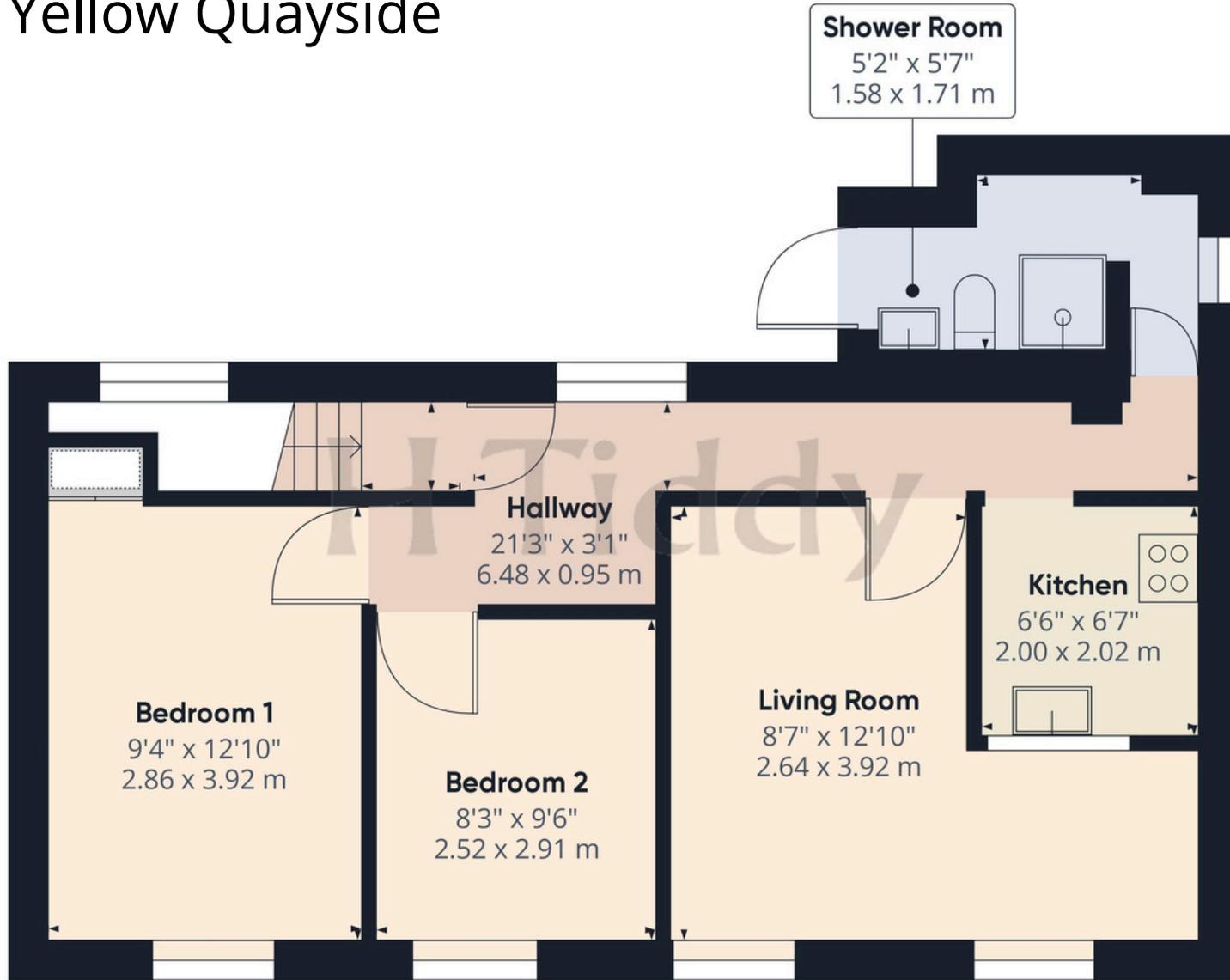
Approximate total area⁽¹⁾
526.6 ft²
48.92 m²

Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Yellow Quayside



Approximate total area⁽¹⁾
557.71 ft²
51.81 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 2

The Harbour House

The Cliff
Mevagissey
Cornwall
PL26 6QT

General Information

Services and Specifications: Mains water, electricity and drainage. Private drainage. Electric Panel Heaters. Double Glazed windows.

Energy Performance Certificate Rating: Sunhaven - E, Yellow Quayside - E

Council Tax Band: Sunhaven - A, Yellow Quayside - B

Ofcom Mobile Area Coverage Rating: Likely.

FTTC Broadband available: Openreach predicted max download speeds: Superfast 16 - 28 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water; Very Low.

Tenure: FREEHOLD.

Land Registry Title Number: CL130605

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

Important Notice

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