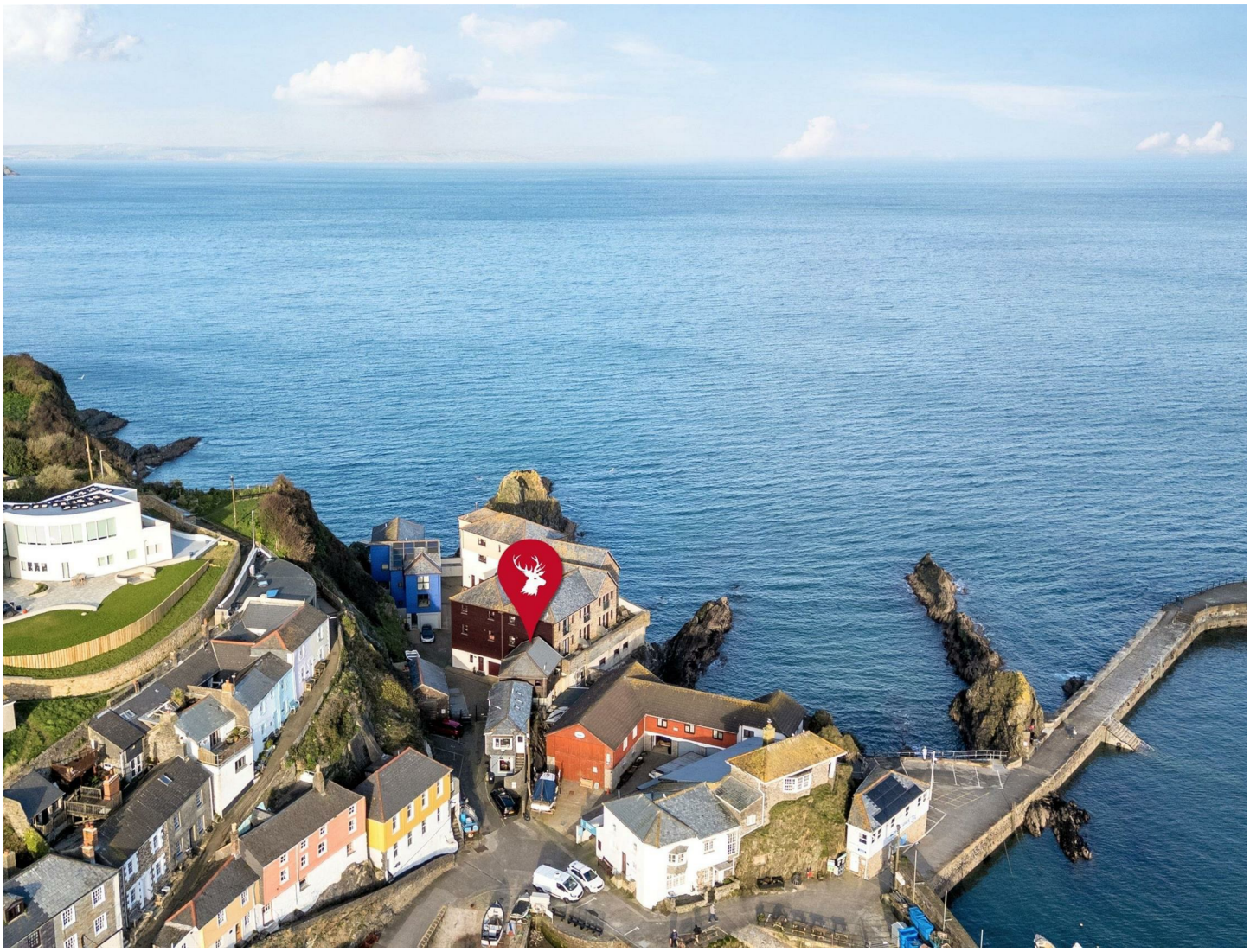
STAGS



The Fisherman's House

The Fisherman's House, 11 Little Meva, East Quay, Mevagissey, St Austell, Cornwall, PL26 6QQ







Central Harbour 25 yards St Austell 5 miles

A detached two-bedroom house with water views and parking space in a central, yet tucked away position

- Entrance Hall
- 2 Bedrooms
- Shower Room
- Spacious open-plan Kitchen, Dining & Living Room
- View to Inner Harbour
- Sea Facing Balcony
- View over pebble beach to outer harbour & the sea
- Dedicated Parking Space
- Freehold
- Council Tax Band C

Guide Price £319,950

SITUATION

Formerly known as Frazier's Yard, being previously the home to William Frazier Boatbuilders, Little Meva is today a select development of ten fine coastal homes in an enviable non-public position just off the inner harbour.

The historic village of Mevagissey - 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 5 miles to the north and offers a more comprehensive range of shopping, schooling and social facilities and amenities, as well as 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.

DESCRIPTION

Fisherman's House is situated near the electric vehicular gates to the select development of Littler Meva and presents a converted house which enjoys views over the outer harbour from the first floor open-plan Living Area and Outside Balcony, as well as an attractive view from the kitchen to the inner harbour and it's plethora of fishing boats and pleasure craft which rise and fall with the tide.

Arranged in the reverse level style, on the ground floor an patterned part opaque glazed door opens to an Entrance Hall off which are two good sized Bedrooms, one with access to an under-stairs cupboard; a Store Room with hot water cylinder and shelving; and a Shower Room with wc, pedestal wash basin to splashback tiling, shower cubicle with mixer shower and wall mounted heated towel rail.

On the first floor, approached over stairs from the hall, is a fine and spacious open-plan Living, Kitchen and Dining Room with sliding doors to an Outside Covered Balcony with space for seating and fully enjoying the appealing view over the adjacent pebble beach with rocky inlets, the outer walled harbour and sea beyond.

The Kitchen Area comprises a U-shaped range of modern units including worktop surfaces to splashback tiling and with stainless steel single drainer sink unit with vegetable bowl and mixer tap, inset fan assisted oven and grill with four induction rings and extractor hood over, integral refrigerator and freezer, integral slimline dishwasher, washer dryer and picturesque outlook to the inner harbour

Adjacent is a Dining Area with electric storage heater and there is a second heater within the Living Area.

The Open-plan Kitchen, Living and Dining Room is a spacious and light room with quadruple aspect.

Outside is a dedicated parking space.

TENURE AND POSSESSION

Freehold with vacant possession. The property is currently holiday let - completion not until the end of September 2026.

MANAGEMENT COMPANY

Within Little Meva there are a total of 10 properties of varying size. There is a Management Company – Little Meva Residents Committee. The 10 freeholders own the Management Company and there is an annual service charge which varies from year to year depending on the sinking fund level. The most recent service charge for the current year was £xxxx

HARBOUR OFFICE FEE

There is an Harbour Office Fee annual fee for vehicular access along East Quay, which is currently £xx pa

VIEWING

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

SERVICES

Mains water, electricity and drainage connected. Electric panel and storage heating. Double-glazed.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02 and Vodaphone good and EE variable indoors, and 02, EE, Three and Vodaphone good outdoors (Ofcom).

DIRECTIONS

Within the inner harbour of Mevagissey, proceed along East Quay towards the museum. Before reaching the museum, bear to the left and walk towards the electric wrought iron vehicular gates being the entrance to Little Meva. There is a pedestrian gate to the side and The Fisherman's House is on immediately on the right-hand side.



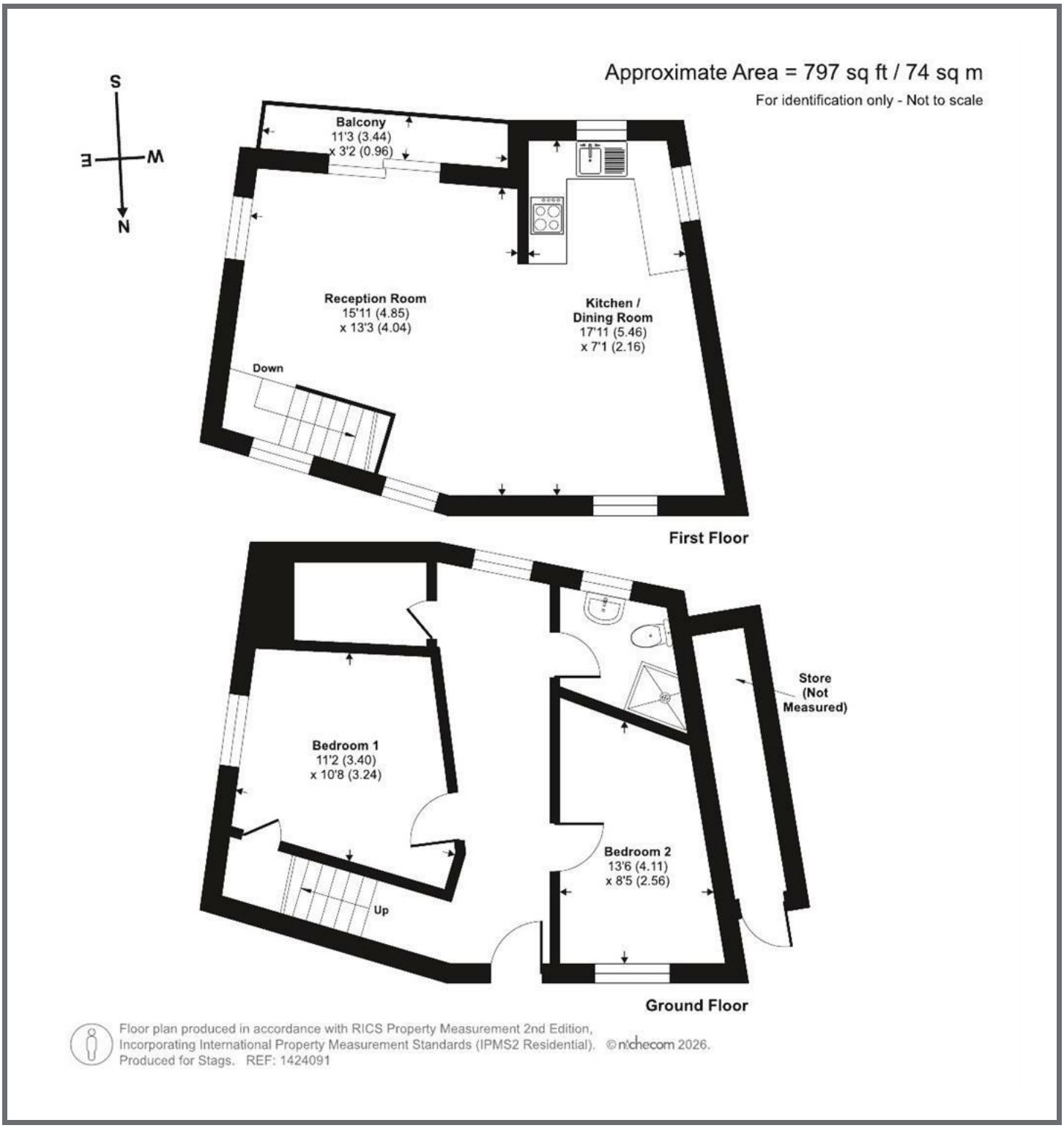




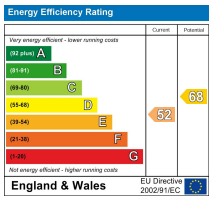




The Fisherman's House, 11 Little Meva, East Quay, Mevagissey, St Austell, Cornwall, PL26 6QQ



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.



61 Lemon Street, Truro, TR1 2PE
01872 264488
truro@stags.co.uk
stags.co.uk