



Mevagissey, Cornwall

ALASTAIR SHAW
COASTAL AND COUNTRYSIDE HOMES

Mevagissey, Cornwall

This beautifully presented two bedroom Grade II listed property, with its impressive Georgian facade, has been nicely modernised by the current owners, giving this well loved house a lovely contemporary, light and airy feel.

The cottage has a generous garden area on two levels, a sizeable summerhouse and lovely village and rural views from both the house and garden.

The property is currently used as a holiday home and subject to negotiation can be bought furnished and ready to use or to rent out if required. The property would also be ideal as permanent home.

Lounge with exposed and painted floorboards and a multi fuel burning stove, updated kitchen/dining room with exposed and painted ceiling beams, first floor landing, double bedroom, twin bedroom and an updated family bathroom.

Garden and summerhouse opposite the property.

No Chain. EPC – Exempt.

Lounge

13'10" x 10' excluding recesses on either side (4.22m x 3.05m)

An obscure glazed entrance door leads to a lobby area with space for a door mat, coat pegs on the back of the door, overhead trip switch box and electric meter. This area is open plan to the lounge area. Feature painted floorboards. Sash window to the front elevation with lovely village views. Fireplace with slate flagstone hearth and inset multi fuel burning stove. TV point. Two ceiling light points. Recess on one side of the fireplace with arched top. Mains smoke alarm.

Kitchen/Dining Room

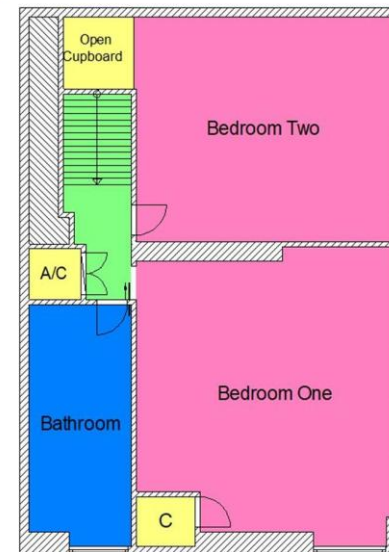
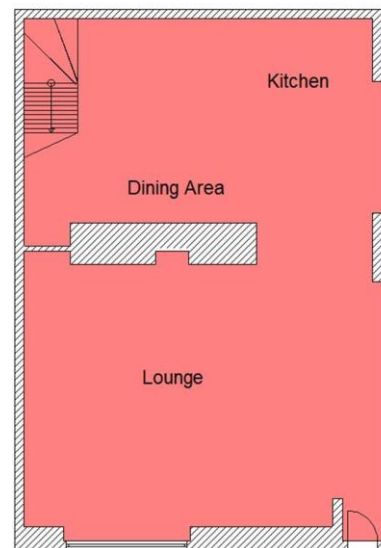
13'2" including staircase x 9' excluding recess on either side (4.01m x 2.74m)

Updated with a range of soft closing white fronted, floor standing units with lengths of oak effect wood block style worksurfaces with tiled splashbacks and inset sink with drainer and chrome effect mixer tap. AEG stainless steel effect fronted electric oven, AEG four ring electric hob and there is a Hotpoint extractor fan above set into a stainless steel effect canopy surround. Built-in drawers. Spaces for: washing machine, slim line dishwasher and a fridge/freezer. Slate effect tiled flooring. Space for table and chairs. A white painted staircase gives access to the first floor landing. Exposed and painted ceiling beams. Mains heat alarm. Two ceiling light points. Sash window to the side elevation.

First Floor Landing

There is a built-in and recessed airing cupboard housing the hot water tank, with wooden slatted shelving and cupboard above. Ceiling light point. Access to the loft space via a pull down ladder, where there is a light and a velux style window. There is a painted old panel door with brass period style door knob to bedroom two, a sliding painted door gives access to bedroom one and a painted door gives access to the bathroom with window panel over.

FLOORPLANS



Schematic Diagram Only
NOT TO SCALE

Please note the shown door openings are a guide and might not represent which side the doors are hung.

Bedroom One

9'8" measurement taken above panelling x 11'8" into recess and excluding window recess (2.95m x 3.56m)

Space for a double bed and bedroom furniture. Ceiling light point. There is a sash window to the front elevation with lovely village and rural views. Built-in wardrobe with hanging rail and cupboard over. There are further built-in cupboards.

Bedroom Two

11'1" at longest point and excluding recess cupboard 9'3" (3.38m x 2.82m)

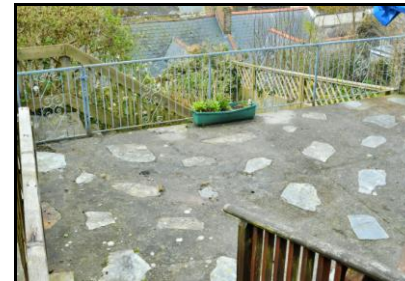
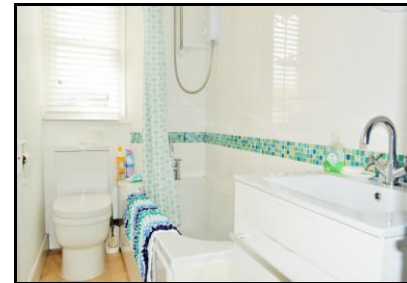
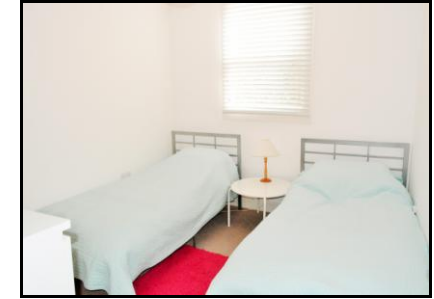
Space for twin beds or a double bed. Ceiling light point. Sash window to the side elevation. There is a built-in and recessed storage area with curtained front. Space for bedroom furniture.

Bathroom

Updated with a white suite comprising WC with push button flush and soft closing seat, panel enclosed bath with chrome effect mixer tap, Mira wall mounted electric shower and hanging curtain rail. Vanity unit with built-in drawers and inset wash hand basin with chrome effect mixer tap. Tiled walls on one side of the room with feature coloured glass miniature dado tiling. Electric heated chrome effect towel rail. Extractor fan. Obscure glazed sash window. Ceiling light point.

Garden

A shared pathway leads to the garden for the cottage with access via steps to a patio style area with space for table and chairs in which to enjoy the village and rural views. Summerhouse with windows on three sides, glazed double doors and canopied overhang. The summerhouse measures over 9' at widest point x just over 10' both external measurements. Metal railings and a gate with steps lead to the lower garden with pathway, shingled area and flowerbeds.



The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

A300

