



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA5877

£575,000

Tanglewood,  
Valley Road, Mevagissey, Cornwall

FREEHOLD



**A spacious and versatile detached 5 bedroom family home with a self-contained 2 bedroom annexe, currently operating as a successful B&B business, extremely well appointed throughout and enjoying lovely village and some sea views. Within the large well stocked garden is a garage and plenty of parking and the property enjoys an enviable position, just a short level walk from the heart of this picturesque fishing village.**



## **SUMMARY OF ACCOMMODATION**

### **MAIN HOUSE**

**Ground Floor:** sun lounge/entrance hall, dining room, kitchen/breakfast room, inner hall, cloakroom, sitting room.

**First Floor:** 3 double bedrooms all en-suite.

**Second Floor:** 2 double bedrooms, family shower room.

### **THE ANNEXE**

**Ground Floor:** entrance vestibule, entrance hall, sitting room, kitchen/dining room, bathroom.

**First Floor:** 2 double bedrooms, second wc.

**Outside:** large detached garage, two vehicular accesses, both with parking, beautifully landscaped tiered gardens surround the house which are well stocked and include a 'Japanese Garden', a greenhouse and a garden shed.

***View across village to the sea using a zoom lens.***



## **DESCRIPTION**

Tanglewood is a prominent residence on the outskirts of the picturesque fishing village of Mevagissey, enjoying a long road frontage to the main road approach into the village with 2 vehicular entrances providing access to a large gravelled parking and turning area, a garage and private parking. A footpath runs along the secondary driveway. At the rear of the house twin gates open onto a Mediterranean style garden with a large area of decking.



The main vehicular access has a path leading from it which winds its way through the beautifully landscape and well stocked gardens up to the front door.



The main house has accommodation arranged over three floors which on the ground floor provide a lovely sitting room, dining room, sun lounge/entrance hall a well equipped modern kitchen/breakfast room with integrated appliances and stairs which ascend to a first floor landing. Off the first floor are three lovely double bedroom suites, all with en-suite facilities. These comprise the B&B letting bedrooms. A staircase from the first floor landing ascends to the second floor where there are two large eaves rooms and a shower room, these can either provide bedrooms 4 and 5 or could be used as an owner's accommodation lounge and double bedroom with a separate shower room.

Accessed either from the rear of the property or from the side is a very well appointed self-contained annexe which is arranged over two storeys and on the ground floor comprises a sitting room with a stable door to the gardens, a very well appointed kitchen/breakfast room finished in white gloss units with integrated appliances, a bathroom, rear vestibule and hall. Stairs ascend to two double bedrooms and a separate wc on the first floor, and all of the accommodation is beautifully presented.

The versatility of this fine house, provides perfectly for the larger family or for those moving with dependent or elderly relatives as the annexe can provide separate accommodation for them, or indeed could be brought back into the main house accommodation if required.

The current owner's have run a successful B&B establishment from the premises letting out bedrooms and the annexe to create income and this of course could also be pursued. There is a third vehicular access to the property although this is not currently in use and would culminate in the area which is currently a 'Japanese Garden'.

The prominent position on the main road provides the house with a perfect trading site as the availability of rooms can be broadcast very clearly by signage at the front gate. The house enjoys an elevated position that provides some lovely views out over the village and surrounding valley with views to the sea, from the top floor.



## **LOCATION**

Mevagissey is a highly sought after picturesque quintessential Cornish fishing village which still has an active fishing fleet operating from the charming and characterful inner and outer harbours which still form the centre piece of this lovely village. The village offers a wide range of amenities including local shops and businesses, restaurants and public houses, a primary school and a strong sense of community. Over the years the scenic

nature of the village, its harbour and the surrounding coastline have attracted more and more visitors. With such a thriving holiday trade, Tanglewood is ideally positioned to provide the perfect family home with income potential which a lot of purchasers look for and the attraction of plenty of parking and a short level walk into the centre of the village make this a rare opportunity not to be missed.



The main town of St Austell to the north provides a wide array of leisure, commercial and retail facilities including out of town trading estates and supermarkets and a mainline station that has a direct link to London Paddington with approximate travel time of 4½ hours. From St Austell the road network provides swift access out to the A30 (Cornwall's main arterial road) which then remains dual carriageway virtually all the way to Exeter where it joins with the national motorway network. The South West Coastal Footpath provides access along the coast in both directions away from the village to lovely sandy beaches and some stunning coastal scenery, much of which is under the stewardship of the National Trust. Between Mevagissey and St Austell lies the Pentewen Valley, a beautiful wooded valley with lovely walks along the river and through Kings Wood. These end on Pentewen Beach, a large sandy beach just around the coast from Mevagissey which has its own sailing club.



**THE ACCOMMODATION COMPRISES**  
**(all floor plans and dimensions are approximate)**

Double glazed panelled uPVC door to:-

**SUN LOUNGE – 15'10" x 8'2".**

An excellent introduction to the house with large double glazed uPVC windows on three sides providing lovely views over Mevagissey and the gardens below. Two radiators with thermostatic controls, part vaulted ceiling with inset downlighters, this room is semi open-plan to the:-



**DINING ROOM – 13' x 9'.** Coved ceiling, large double glazed window overlooking the side garden. Radiator, built-in storage cupboard, panelled door returning to the entrance hall and further door to the:-



**KITCHEN / BREAKFAST ROOM – 15'4" x 12', narrowing to 10'.** The kitchen is very well fitted with a range of light oak fronted cabinets comprising base level cupboards and drawers with further matching wall cupboards, some of which have opaque glazed fronts, with two open shelved areas and a plate rack. Surrounding roll edge laminated granite effect worktop surfaces with large white tiled wall surround, inset 1½ bowl stainless steel sink unit with swan neck chromium mixer tap, space for dishwasher and fridge, peninsula

breakfast bar with built-in cupboards at one end, large built-in walk-in storage cupboard, high level wall mounted electric consumer circuit breaker boards and meter, a range of fitted shelving. Telephone point. Integrated four ring Creda ceramic hob with double oven/grill and illuminating filter hood above, integrated wine rack, wall mounted electronic programming controls for the central heating. Concealed freestanding Worcester Bosch oil fired central heating boiler to supply domestic hot water and central heating. Opaque glazed door and adjacent window overlooking and opening onto a part decked Mediterranean style side garden, further double glazed window to the rear and door to:-



**INNER HALL.** Radiator with thermostatic control.

**CLOAKROOM.** White suite comprising a low level wc, pedestal wash hand basin, part wooden panelled walling, ceiling light point.

**SITTING ROOM – 19' into bay x 12'.** A beautifully light and airy room with a large walk-in bay window at one end with five double glazed windows overlooking the gardens. Further large three quarter height double glazed window to the side, raised fireplace with log

burning stove, two radiators with thermostatic controls, picture rails, coved ceiling, television aerial point.

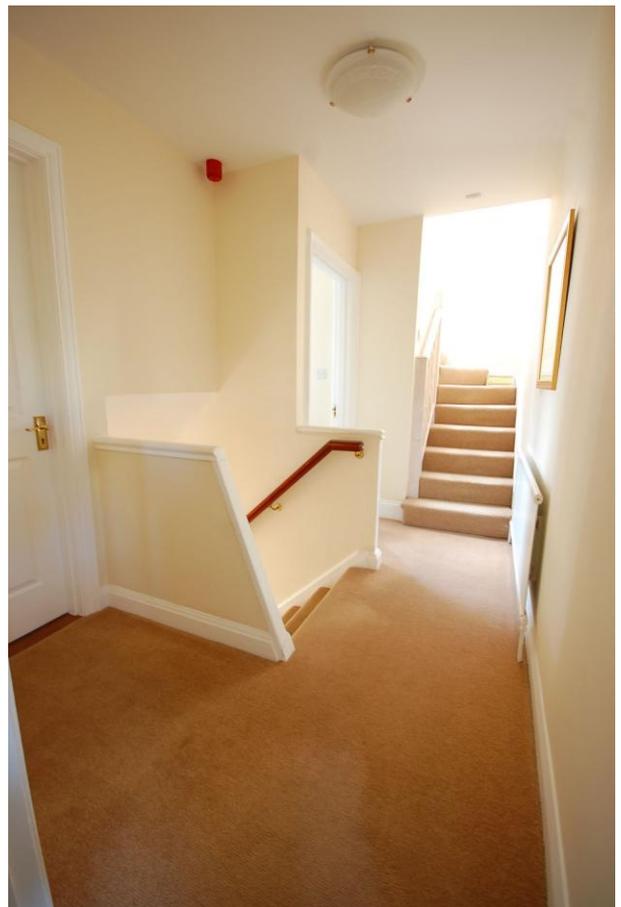


From the sun lounge a doorway leads through to a stair hall with doors off to the dining room and sitting room, wall mounted thermostatic control for the central heating and a flight of stairs a wooden handrail to one side, ascends to a:-

**SPLIT LEVEL LANDING.** Radiator with thermostatic control, a turning staircase ascending to the first floor with doors off to:-

**BEDROOM 1 (HELIGAN SUITE) – 12'3" x 12'.** Dual aspect with large double glazed windows overlooking the garden with far reaching views to the village beyond, wall mounted electric shaver point, built-in wardrobe with further cupboard above, airing linen cupboard housing a foam dipped hot water cylinder with immersion heater and further storage/slatted shelving above, radiator with thermostatic control, coved ceiling. Door to:-

**EN-SUITE SHOWER ROOM.** Modern white suite comprising a fully panel



enclosed shower cubicle with fitted Mira Sport shower, pedestal wash hand basin, low level wc, ceramic tiled floor, attractive tiled walls with inset mirror above the wash hand basin, a range of built-in tiled toiletry shelving and further large wall mounted mirror, extractor fan, electric underfloor heating.

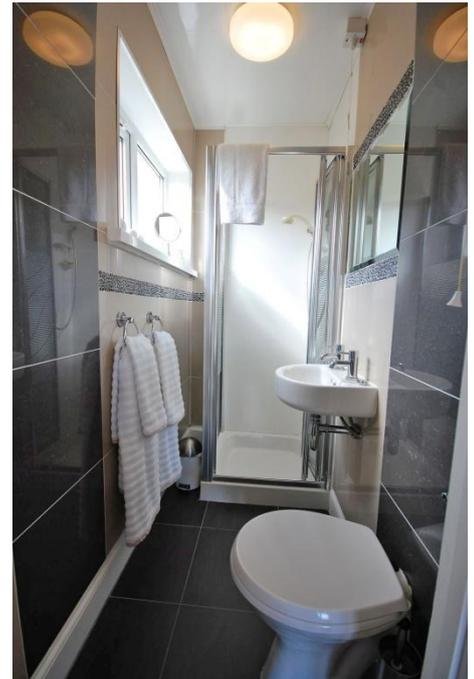


**BEDROOM 2 (TREWITHEN SUITE) – 13'7" max. x 9'.** Two large double glazed windows provide lovely views down over the gardens to Mevagissey village. Large built-in over stairs storage cupboard, picture rails, radiator with thermostatic control, television aerial lead, coved ceiling, door to:-

**EN-SUITE SHOWER ROOM.** Fully panelled enclosed shower cubicle with fitted Mira Sport shower, low level wc, pedestal wash hand basin, laminated flooring, attractive tiled walling with built-in tiled toiletry shelf and a large inset mirror. Two ceiling light points, extractor fan.



**BEDROOM 3 (CAERHAYS SUITE) – 12' x 12'3" into bay.** Large walk-in bow glazed bay window with five double glazed windows providing lovely views down over the gardens and far reaching views over the village beyond. Picture rails, walk-in wardrobe with hanging rail space, ceiling light point and further lockable storage cupboard to one side. Radiator with thermostatic control, television aerial point, panelled door to:-



**EN-SUITE SHOWER ROOM.** Panel enclosed shower cubicle with fitted Mira Sport shower, wall mounted white ceramic wash hand basin, low level wc, complementary tiled floor and walls with inset wall mirror above the sink, opaque double glazed window, two ceiling light points, underfloor heating.

From the first floor landing a turning staircase with wooden handrail, newel posts and banisters, ascend to a:-

**SECOND FLOOR LANDING.** There are built-in storage cupboards on both the landing and inset above the stairwell is a double glazed skylight window providing light to the stairwell and landing. From the landing there are doors off to:-

**BEDROOM 4 – 17'9" x 15'2" max. 8'2" min.** An irregular shaped room, built into the eaves thus having slightly restricted head height in places but a very useable room which is dual aspect with two large double glazed windows, one of which provides lovely views down over the village to the open sea beyond, coved ceiling, wall mounted electric panel heater.



**BEDROOM 5 / OWNER'S LOUNGE – 20'3" x 12'9" max. narrowing to 7'7".** Two large uPVC double glazed picture windows provide stunning views down over the village to the open sea beyond. This room is built into the eaves thus having slightly restricted head height in places but also has a large built-in eaves storage cupboards and a wardrobe area.

**OWNER'S SHOWER ROOM.** White suite comprising a panel enclosed shower cubicle with fitted Mira Sport shower, low level wc, wash hand basin set in a vanity surround with cupboards beneath, large wall mounted mirror, opaque double glazed window, two ceiling light points, wall mounted electric ladder radiator/towel rail.

## THE ANNEXE

UPVC opaque glazed panelled door to entrance vestibule with door to:-

**ENTRANCE HALL.** Recessed with wall mounted electric coin meter and high level wall mounted electric consumer circuit breaker board, stairs ascending to the first floor.

**SITTING ROOM – 9'8" x 9'3".** Television aerial point, double glazed panelled uPVC stable door opening on to a side garden with an attractive gravelled sitting area adjacent to the doors, large built-in understairs storage cupboard.



**KITCHEN / DINING ROOM – 10' x 9'8"**. Large double glazed uPVC window overlooking the garden. The kitchen is well fitted with high gloss white units comprising base level cupboard and four large sliding drawers with soft closers, further matching wall cupboards all with brushed stainless steel handles, surrounding wood effect roll edge laminated worktop surfaces with large white ceramic tiled wall surrounds, inset single drainer stainless steel sink unit with chromium mixer tap, undercounter space for fridge, integrated electric hob with illuminated filter hood above finished in brushed stainless steel, integrated oven/grill beneath, wood effect laminate flooring, coved ceiling.



**BATHROOM.** White suite comprising a panel enclosed bath with attractive tiled wall surround and a chromium mixer tap with shower attachment and glazed shower screen to one side, low level wc, ceramic tiled floor, electric wall mounted panel heater, extractor fan, opaque double glazed window.

From the hall, a staircase with wooden handrail to one side, ascends to the:-

**FIRST FLOOR LANDING.** L-shaped and has a double glazed window looking back up the valley. Doors off to:-

**BEDROOM 1 – 12' x 9'8"**. Two double built-in wardrobes (one of which houses a hot water tank to supply the annexe), large double glazed window overlooking the garden, coved ceiling, electric wall mounted panel heater, television aerial lead.



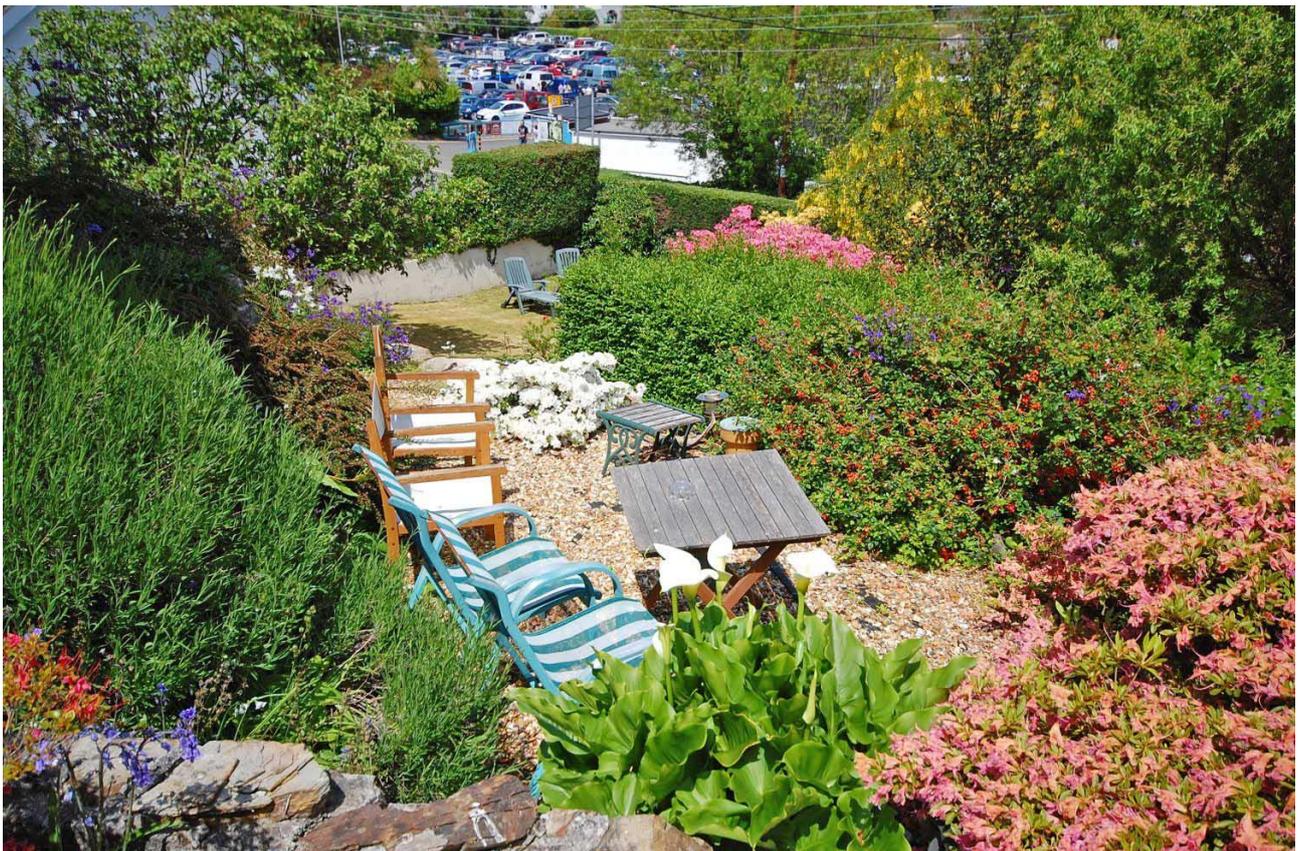
**BEDROOM 2 – 9'8" x 9'2".** Large double glazed window overlooking the gardens, coved ceiling, wall mounted Dimplex electric panel heater, television aerial lead.

**SEPARATE WC.** White suite comprising a low level wc, pedestal wash hand basin with tiled splashback, opaque double glazed window, wood effect flooring.



### OUTSIDE

Tanglewood has two vehicular approaches, the first approach is via a private driveway along which runs a footpath which continues on up past the property. The driveway veers left into a parking area sufficient for two vehicles and this in turn gives access to the **DETACHED GARAGE – 18'7" x 8'6"** metal up and over door to the front, a panelled interior with wall mounted electric consumer circuit breaker board, electric power and light points, pedestrian side door and to the rear is a dais with space and plumbing for washing machine/tumble dryers etc. From this parking area twin wrought iron gates open onto a decorated concrete paved area with paths leading down the side of the house and to the annexe main entrance. There is an outside tap and large decked area with safety railings under a magnificent magnolia tree providing a lovely Mediterranean style garden.

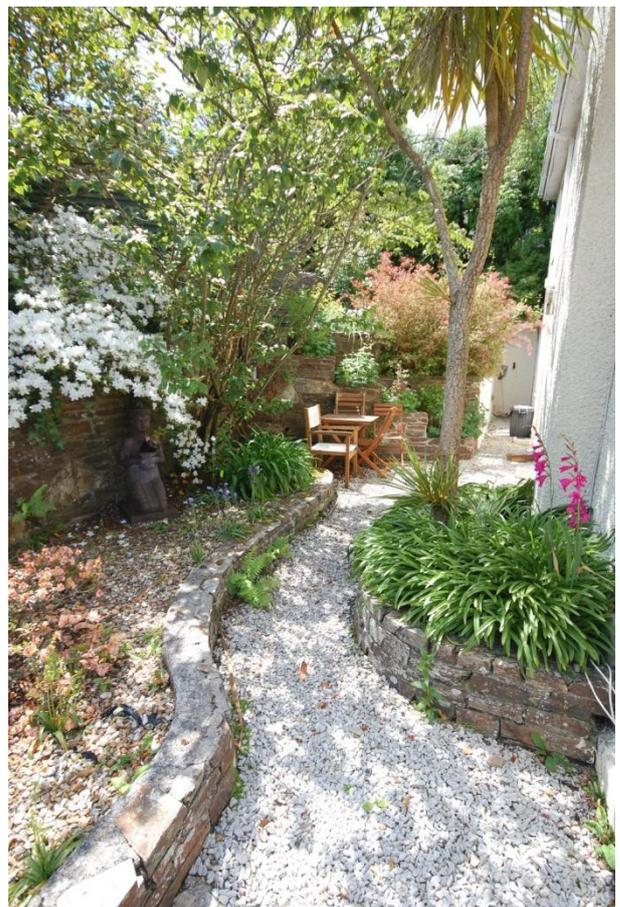
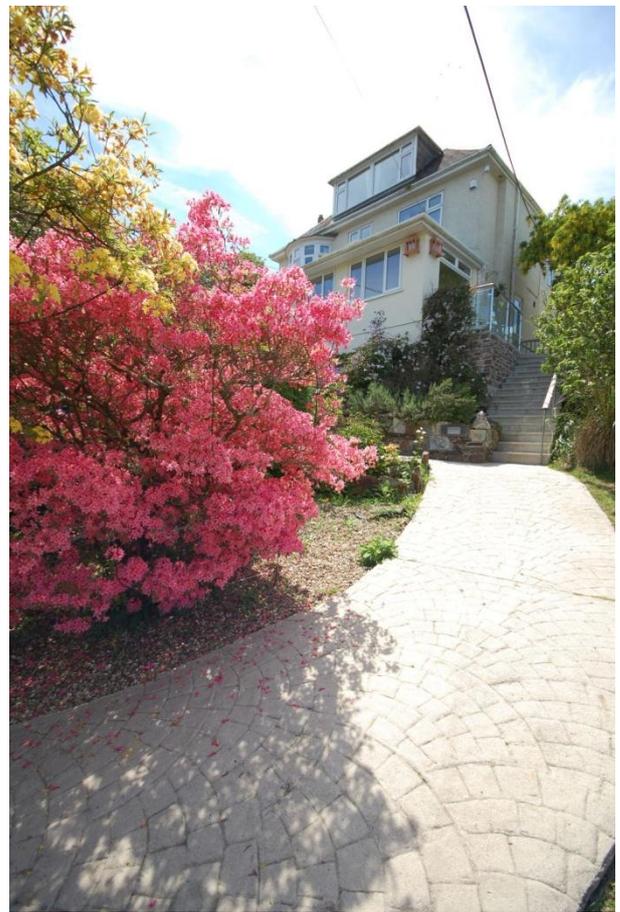


The secondary and main entrance for guests is further along the road where access is gained between twin gate pillars to a large gravelled parking and turning area which, to the roadside is bordered by high evergreen hedging providing an excellent privacy screen. This area is sufficient for numerous cars and leads to a decorative concrete path that winds through the gardens up to the house. Immediately to the right of the start of the path is a large lawned area and then the garden unfolds on either side of the path as it ascends to the house with well landscaped, beautifully stocked flower and shrub beds and a rockery with herbs and further climbing flowers. A flight of steps ascending to the side Mediterranean garden and further steps and paths leading up to the front door.

In front of the house is a tiered gravelled sitting area and there are outside courtesy lights at the front of the house and down the side where the secondary annexe access is. On this side of the house is an attractive well stocked tiered garden comprising beds set into natural stone walling with a gravelled sitting area and further large shrub bed to one side with a mature palm and flowering tree.

To the left hand side of the house a path leads up through tiered well planted flower and shrub bed with a lawn on one side, culminating in the 'Japanese Garden' which comprises a large gravelled area surrounded by wooden fencing and natural stone walling topped by hedging, this area has an inset ornamental pond surrounding by natural stone and lovely gravelled areas suitable for pot plants etc. at the entrance to the 'Japanese Garden' is a concreted plateau on which stands a greenhouse and timber garden shed with steps one side into two tiers of garden above, one of which has two mature fruit trees.

**In all, the gardens comprise a delightful surround, offering good privacy in places to this delightful family home/holiday business.**



## **GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. Facsimile: (01872) 273474. Website: [www.waterfrontandcountryhomes.com](http://www.waterfrontandcountryhomes.com) E-mail: [sales@lillicrapchilcott.com](mailto:sales@lillicrapchilcott.com)

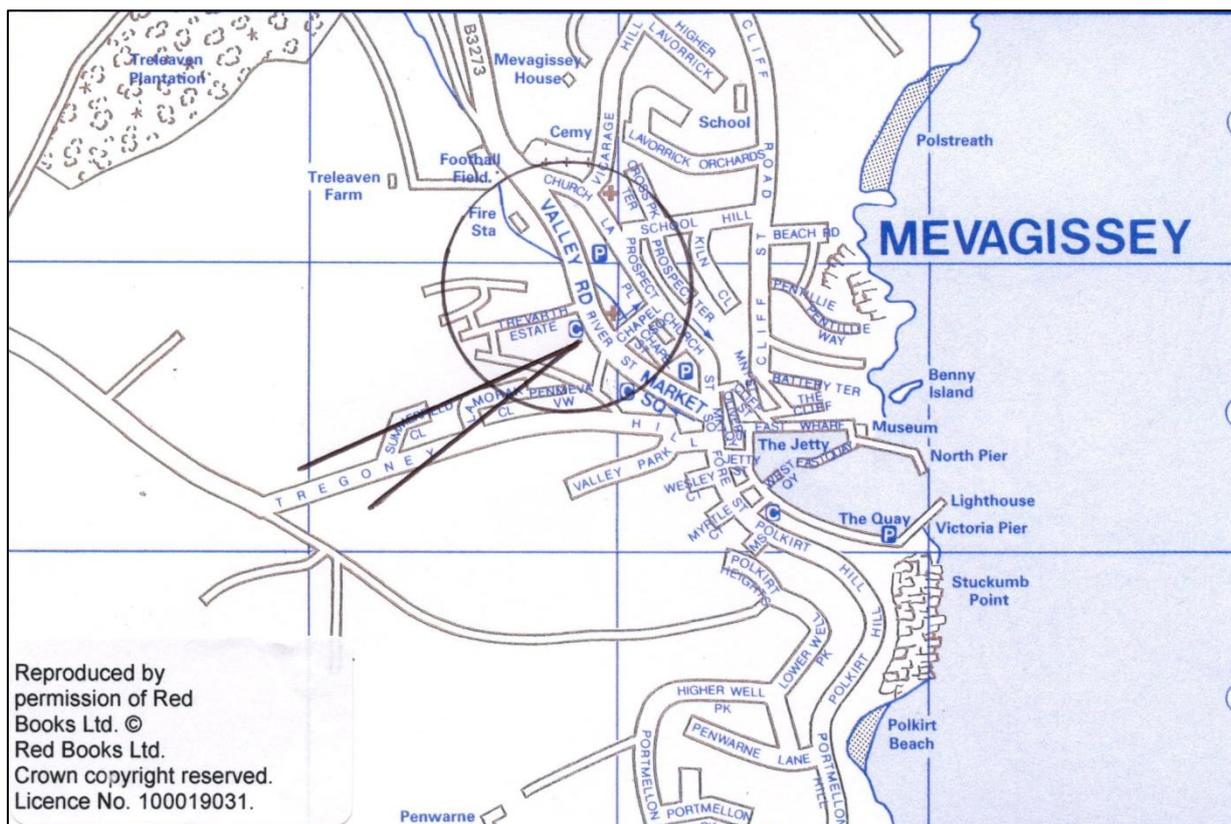
**POST CODE** – PL26 6SB.

**SERVICES** – Mains water, mains electricity, mains drainage, oil fired central heating, telephone/broadband subject to suppliers regulations. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**DIRECTIONS** – From St Austell follow the B3273 to Mevagissey and on entering the village of Mevagissey go past the large car park on your left hand side, shortly after which the sign for Tanglewood will be found on the right.

**AGENT'S NOTE** – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

**OFFICE OPENING HOURS** – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm (available for viewings all day).



### Energy Performance Certificate



**Tanglewood, Valley Road, Mevagissey, ST. AUSTELL, PL26 6SB**

Dwelling type: Semi-detached house      Reference number: 0833-2658-7749-9005-5201  
 Date of assessment: 08 April 2015      Type of assessment: RUSAP, existing dwelling  
 Date of certificate: 08 April 2015      Total floor area: 168 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,959</b>
<b>Over 3 years you could save</b>	<b>£ 1,236</b>

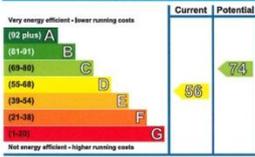
#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 306 over 3 years	
Heating	£ 4,065 over 3 years	£ 3,075 over 3 years	<div style="background-color: #5cb85c; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 1,236 over 3 years                 </div>
Hot Water	£ 588 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 4,959</b>	<b>£ 3,723</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 4.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Not energy efficient - higher running costs

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 156	✔
2 Cavity wall insulation	£500 - £1,500	£ 711	✔
3 Floor insulation (suspended floor)	£800 - £1,200	£ 144	✔

See page 4 for a full list of recommendations for this property.  
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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### Energy Performance Certificate



**The Annexe, Tanglewood, Valley Road, Mevagissey, ST. AUSTELL, PL26 6SB**

Dwelling type: Ground-floor maisonette      Reference number: 0836-2658-7049-9005-6545  
 Date of assessment: 08 April 2015      Type of assessment: RUSAP, existing dwelling  
 Date of certificate: 08 April 2015      Total floor area: 57 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,122</b>
<b>Over 3 years you could save</b>	<b>£ 2,697</b>

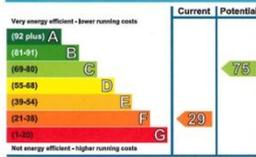
#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 174 over 3 years	
Heating	£ 2,943 over 3 years	£ 867 over 3 years	<div style="background-color: #5cb85c; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 2,697 over 3 years                 </div>
Hot Water	£ 1,020 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 4,122</b>	<b>£ 1,425</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs



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Not energy efficient - higher running costs

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,095	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 240	✔
3 Increase hot water cylinder insulation	£15 - £30	£ 165	✔

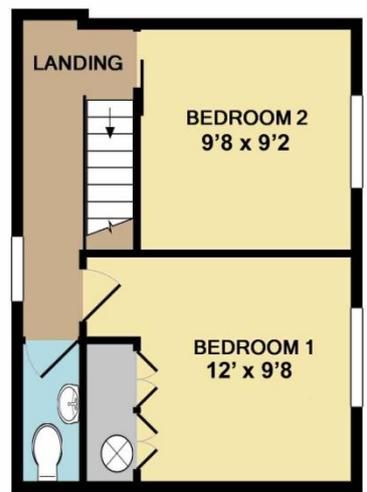
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**GROUND FLOOR**



**1ST FLOOR**

THE ANNEXE, TANGLEWOOD, VALLEY RD, MEVAGISSEY, PL266SB  
 TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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