



41 Cliff Street

41 Cliff Street , Mevagissey, St. Austell, PL26 6QJ



St Austell - 6 miles, Harbour Front - 100 yards

A beautifully refurbished three storey character cottage – ideal as a residence or investment property

- Central Position
- Delightfully Presented
- Character Accommodation
- Grade II Listed
- Living Room
- Kitchen/Dining Room
- Bathrooms
- 2 Bedrooms
- Utility Room
- Seating Area enjoying Views to the Sea

Offers In Excess Of
£220,000

SITUATION

41 Cliff Street is situated up above the harbour and is about 100 yards walk from the harbour front.

Mevagissey is one of Cornwall's few remaining working harbours. The village itself has retained much of its charm with a myriad of narrow winding streets arranged around the colourful and historic harbour where there are numerous shops and restaurants. Indeed, the village caters for everyday needs whilst there are more extensive facilities at St Austell about 6 miles to the north. From St Austell there is a station on the London Paddington line.

From the property there is a public footpath which connects with the South West Coastal Path and its walks along its renowned rugged coastline with its cliffs and bays.

DESCRIPTION

Recently and comprehensively renovated and updated by the Vendor, 41 Cliff Street occupies a fine position within Mevagissey and offers delightfully presented accommodation which will suit purchasers, with an investment eye on holiday letting, or alternatively as a main residence in mind.

The approach from Cliff Street is via covered stone and timber steps which lead up to a part glazed front door opening to a fine Living Room with much character. The Living Room includes an inset multi-fuel burner, ceiling timbers, attractive display shelving and slate window-seat and open tread stairs to a good sized Double Bedroom over with vaulted ceiling, sash window to front and radiator.

The Kitchen and Dining Room is situated at the rear of the cottage. The Kitchen boasts a bespoke reclaimed matching range of Ash base-level units and worktops to

splashback with Belfast sink unit with mixer tap, wood effect tiled floor, space for refrigerator/freezer and space for electric cooker. The Dining Area with exposed polished floorboards with down lighters and doors to an enclosed seating Courtyard and to the rear which links with a public footpath.

Steps, with long part exposed stone display shelving, lead down to a Small Lower Hall off which there is a fully tiled Bathroom with a modern suite with P-shaped side loading bath with electric shower and screen over, pedestal washbasin and low level wc and a further Double Bedroom with an external door.

Also at the lower ground level is a useful Utility Room with plumbing for washing machine, stable style door to outside and space for freezer.

Above the Kitchen/Dining Room is a newly created flat roof seating area with post and rail borders. The seating area is extensive and enjoys good views to the east to the sea and there is an inset raised space ready for a barbeque.

VIEWING

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

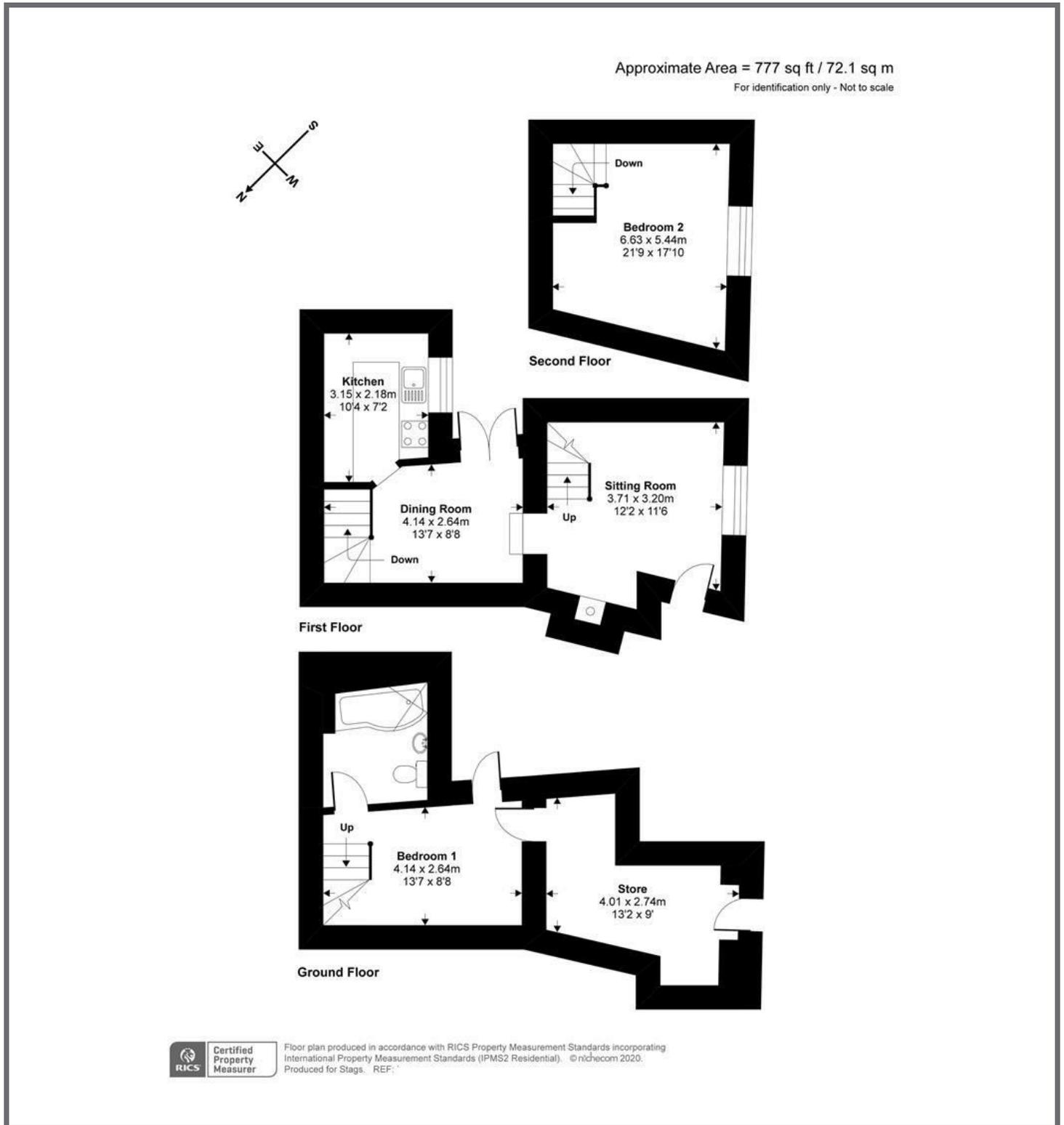
DIRECTIONS

We suggest parking in Mevagissey and walking to the harbour. Walk along the northern side of the harbour and after a short distance bear to the left up a pedestrian incline. After about 30 yards, bear sharp left and then right into Cliff Street. No. 41 will be found on the right-hand side after about a further 60 yards.

SERVICES

Mains water, electricity and drainage connected. Electric central heating. Broadband available.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	1

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