



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8583

Offers around £1,050,000

Honeycombe House,  
61 Polkirt Hill, Mevagissey, Cornwall, PL26 6UR

FREEHOLD



**An attractive detached 8 bedroomed period house, currently operating as a Guest House/B&B with generous owner's accommodation, occupying an elevated vantage point that commands incredible, panoramic far reaching views over Mevagissey village, the inner and outer harbours and surrounding countryside in one direction and out across St Austell Bay and up the coast as far as Rame Head, near Plymouth, in the other.**



## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance vestibule, entrance hall, guest lounge, guest dining room, owner's dining room, owner's sitting room, kitchen, inner hall, utility room.

**First Floor:** 5 bedrooms, 4 en-suite and two with balconies overlooking the sea. Shower room, separate wc.

**Second Floor:** 3 bedrooms (1 en-suite), family bathroom.

**Outside:** steps from Polkirt Hill to a path along the front of the house accessing the front door, gated path along the rear of the property leading round to the side garden which comprises an area of lawn, a raised decked terrace overlooking the sea, stone paved terrace with sea views, an external oil fired boiler and semi concealed oil tank in one corner. Two designated parking spaces accessed from slightly further along Polkirt Hill.



## **DESCRIPTION**

Arguably the best position on Polkirt Hill, just at the summit, providing the most interesting, panoramic wraparound view that, to the left, encompasses the fishing village of Mevagissey with its picturesque inner and outer harbours and the countryside beyond whilst in front of you and to the right are views over the whole of St Austell Bay and along the coast all the way up to Rame Head near Plymouth. This is a constant tableau of boating activity with

Mevagissey still maintaining a fishing fleet whilst the inner and outer harbours are also well frequented by yachts and pleasure craft providing an ever moving scene of constant activity.

Honeycombe House operates as a Guest House/B&B with generous owner's accommodation, providing the perfect lifestyle business for anyone looking to enjoy a fishing village/seaside atmosphere and environment whilst enjoying the income from a business that can be managed to your own requirements. The property is well presented throughout having been updated with modern kitchen, bath/shower rooms and a neutrally decorated interior. The majority of the bedrooms are doubles with all of the guest bedrooms bar one having en-suite facilities and the two double bedrooms at the front on the first floor both have walk-out balconies enjoying the panoramic views.

The owner's accommodation is well appointed, comprising, to the ground floor, the kitchen area, a large sitting room and separate dining room, whilst on the top floor are three generous bedrooms, one of which is en-suite, and a family bathroom.



The house has attractive gardens with an area of lawn to the right, a stone paved terrace looking out over the sea and a further raised area of decking adjacent to the doors into the dining room, also enjoying the sea, coastal and country views.

Below the guest's dining room is a useful cellar area accessed from the garden, currently used as a workshop and storage with electric light and power points.

The property is heated via an external oil fired boiler, the oil tank is semi concealed in one corner of the garden and Honeycombe House has the additional rare asset of two parking spaces nearby.

A fantastic lifestyle opportunity for those wishing to escape city life and trade it for life by the sea with an everchanging view that can never fail to impress.



## **LOCATION**

This fine home enjoys an elevated position on the southern edge of the picturesque fishing village of Mevagissey in a cliff top position affording spectacular and panoramic sea and coastal views. The property lies between the small cove/beach at Portmellon with its public slipway, beach and inn, and the fishing village of Mevagissey with its cluster of stone properties around the much photographed inner and outer harbours which are home to an active fishing fleet. The village caters adequately for day to day needs, with numerous cafes, local inns, a grocery store, post office, arts and craft shops and a local primary school. To the north lies the large golden sandy beach at Pentewan with its active sailing club and to the south much of the coastline is under the stewardship of the National Trust with beautiful cliff top walks to further beaches including Great Perhaver and Vault.

This particular location is highly prized due to the stunning views which stretch right up the coast to Rame Head near Plymouth. The soft climate of the south coast encourages the growth of many sub tropical species giving the area an almost Mediterranean feel for much of the year.

The nearest town is St Austell providing a wide array of leisure commercial and retail facilities including a redeveloped town centre offering an increased retail base whilst there are also out of town supermarkets, trading estates, sports clubs with other town centre facilities such as library, large sports centre and a mainline station providing a direct link to London Paddington with approximate travel time of 4½ hours.

A short drive to the south west lies the county capital of Truro providing an even wider array of facilities including an impressive cathedral, the Hall for Cornwall which provides a wide variety of musical and theatrical events throughout the year and an interesting mix of local and national shops.

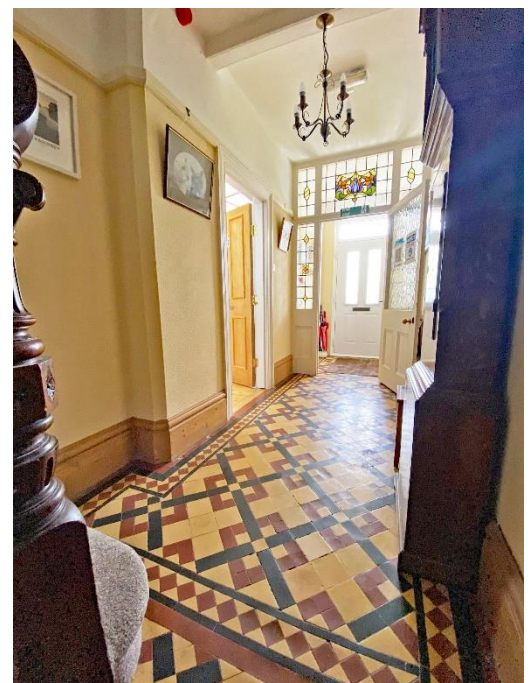
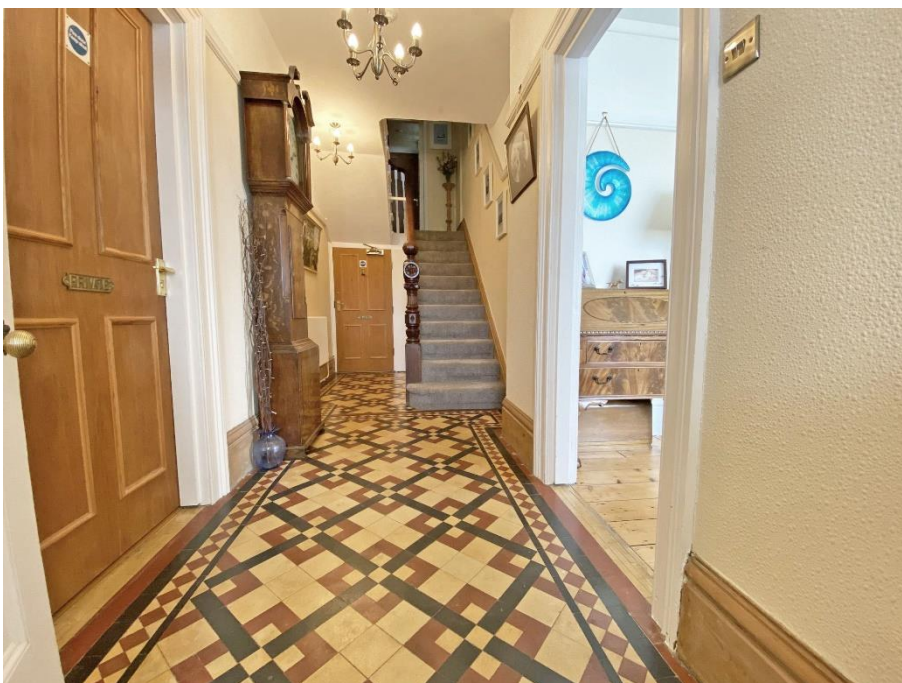
Other local attractions include the Lost Gardens of Heligan, the Eden Project and excellent golf courses at Carlyon Bay, Polgooth and Porthpean. This area enjoys good road links to both the A390/A38 and the A30, both of which remain largely dual carriageway to Plymouth, Exeter and onward to London via the A303 and Bristol via the M5.

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

Recessed front door flanked by outside lantern style courtesy lights, part opaque double glazed panelled wood effect door to:-

**ENTRANCE VESTIBULE.** Period tessellated tiled flooring, picture rails, attractive part stained and leaded light glazed window screen with central door opening to:-

**ENTRANCE HALL.** Attractive period tessellated tiled flooring, radiator, elegant staircase ascending to the first floor, picture rails. Doors off to:-



**GUEST LOUNGE – 13'2" x 13'.**

Large bank of three double glazed windows providing panoramic sea views, exposed wooden floorboards, attractive fireplace with fitted electric fire, a range of built-in book/display shelves, picture rails, radiator. Part glazed/leaded light panelled doors to:-

**GUEST DINING ROOM – 26'9" x 7'8", narrowing to 6'6".**

A spectacular room comprising the entire width of the front of the building with huge double glazed picture windows providing panoramic wraparound views over the whole of Mevagissey village, the inner and outer harbours, the whole of St Austell bay stretching up the coast to Rame Head. Exposed wooden floorboards, two radiators, picture rails, two wall light points. Twin doors returning to:-



**OWNER'S DINING ROOM – 13' x 12'5".** Built-in cupboard with period style wooden panelled doors, exposed wooden floorboards, picture rails, coved ceiling, two radiators,

telephone point, twin glazed French doors opening onto a raised area of decking and the garden, further door to:-

**INNER HALLWAY.** Large built-in shelved storage cupboard, radiator. Wooden panelled door returning to the entrance hall, further door to:-

**UTILITY ROOM – 7'6" x 7'5".**

One run of roll edged laminated wood effect worktop surface with matching splashback, undercounter space for numerous appliances, low level

wc, single drainer stainless steel sink unit with mixer tap, two double glazed windows, a range of built-in shelving, radiator, wood effect flooring.



**KITCHEN – 11'5" x 8'5".** The kitchen is fitted with a range of modern cream units with brass style handles comprising a comprehensive range of base level cupboards and drawers with further matching wall cupboards and surrounding solid oak worktop surfaces with tiled wall surrounds. Inset 1½ bowl white ceramic sink unit with mixer tap, illuminating filter hood with large stainless steel splashback, large tiled recess with electric cooker panel point and room for a cooker. Further range of built-in cupboards with period style doors, one of which houses a foam dipped hot water cylinder with immersion facility and wall mounted electronic programming control the other providing further shelved storage space. Light wood Amtico flooring throughout. Double glazed window overlooking the garden, village and countryside beyond. Vertical radiator, wooden panelled door to:-



**OWNER'S SITTING ROOM – 15'5" x 13'2"**. A lovely light room with a huge bank of double glazed windows on one side providing sea glimpses. Attractive period style fireplace with an ornamental inner metal surround with floral tiled slips and a raised stone hearth with outer timber surround and mantel with an open grate. Coved ceiling, radiator. Door returning to the entrance hall.



**REAR HALL.** A part double glazed door returning to the garden, Amtico light wood flooring.

From the entrance hall a turning staircase with period wooden handrail, turned banisters and newel posts, ascends to a half landing with doors off to:-

**SHOWER ROOM.** Double sized shower cubicle with fully tiled wall surrounds and a fitted Mira Sport shower, pedestal wash hand basin, ceramic tiled floor, opaque double glazed window, wall mounted light and electric shaver point, ladder radiator/towel rail.

**SEPARATE WC.** Low level wc, part tiled and part wooden panelled walling, double glazed window providing lovely sea views, ceramic tiled floor.

### FIRST FLOOR

**ALBERT SUITE – 12'9" x 9' extending to 12'3"**. A lovely dual aspect room with large double glazed picture window to the side overlooking the inner harbour and the village and a double glazed French door opens onto a first floor balcony with panoramic views across St Austell Bay and up the coast. Panelled ceiling, pedestal wash hand basin with tiled surround, chromium electric towel rail, wall light and electric shaver point. Door to:-



**EN-SUITE SHOWER ROOM.** Fully tiled shower cubicle with fitted Mira Sport shower, low level wc, inset ceiling downlighters.

**VICTORIA SUITE – 13' x 9' extending to 12'4".** Dual aspect with a large double glazed picture window to the side providing panoramic sea views, a double glazed door opens onto a first floor balcony providing panoramic views over the sea, and up the coast. Radiator, white pedestal wash hand basin with tiled splashback, chromium electric towel rail, electric light and shaver point. Door to:-



**EN-SUITE SHOWER ROOM.** Fully tiled shower cubicle with fitted Mira Sport shower, low level wc, extractor fan, inset ceiling downlighters.

**STEVENSON – 9' x 6'6".** Large double glazed window providing sea views, wall mounted wash hand basin with tiled splashback, electric light/shaver point, radiator, picture rails.

**WORDSWORTH SUITE – 13' x 12'4".** Large bank of double glazed windows on one side providing fantastic far reaching sea views, panelled ceiling, radiator, pedestal wash hand basin with tiled splashback, wall mounted electric light and shaver point, chromium electric towel rail, period style ornamental fireplace with exposed stone wall surround. Door to:-

**EN-SUITE SHOWER ROOM.** Fully tiled shower cubicle with fitted Mira Sport shower, low level wc, tiled floor, extractor fan, inset ceiling downlighters.

**JOHN BROWN GHILLIE – 13' x 8'9", extending to 12'4"**. Large double glazed window providing views over the inner harbour, the village and the surrounding countryside, radiator, picture rails, chromium electric ladder radiator/towel rail. Door to:-



**EN-SUITE SHOWER ROOM.** Fully tiled shower cubicle with fitted Mira Sport shower, low level wc, pedestal wash hand basin, extractor fan, coved ceiling, electric shaver point.

From the first floor landing a flight of stairs with wooden handrail and newel posts and banisters, ascends to:-

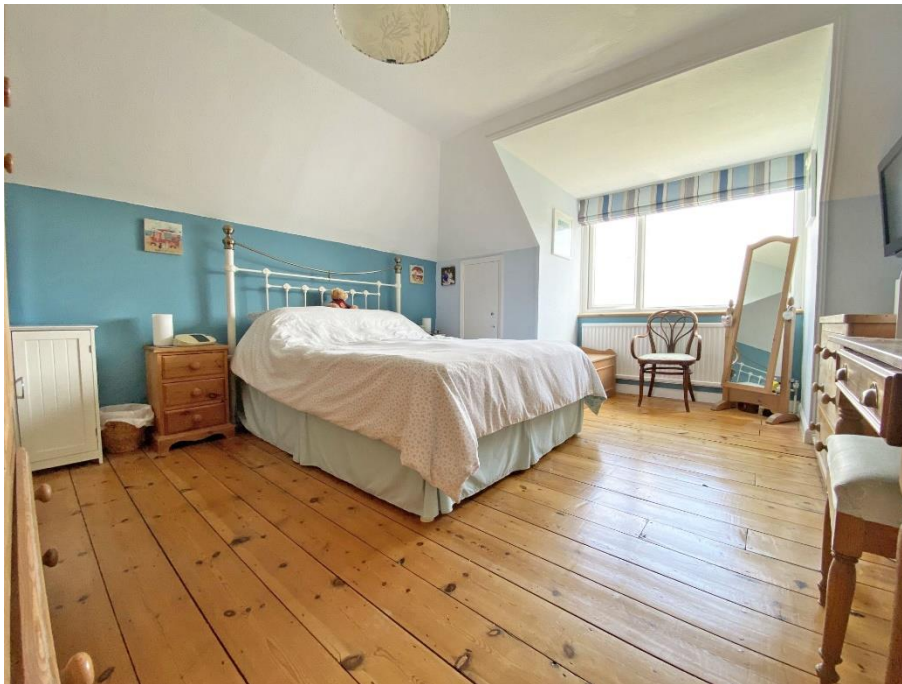
**SECOND FLOOR LANDING.** Double glazed window providing lovely views over Mevagissey village, the surrounding countryside and the harbours, galleried landing, radiator. Door to inner landing with doors off to:-

**BEDROOM 6 – 11'6" x 12'2" max. into dormer.** Large double glazed window providing panoramic views over the village, countryside and sea. Wall mounted wash hand basin with tiled splashback, electric shaver point, built-in eaves storage cupboard, radiator.



**BEDROOM 7 – 15'7" x 15'5" max. into dormer.** Double glazed dormer window providing panoramic sea views all the way up the coast to Rame Head near Plymouth, two radiators, three built-in eaves storage cupboards, electric wall light point, pedestal wash hand basin with tiled splashback with electric shaver point above.

**BEDROOM 8 – 12'2" x 15'4" into dormer.** Large double glazed dormer window providing panoramic sea views, radiator, built-in eaves storage cupboard, exposed wooden floorboards. Door to:-



**EN-SUITE SHOWERROOM.** Fully tiled corner shower cubicle with fitted Mira Sport shower, low level wc, wall mounted wash hand basin, tiled wall, ceramic tiled floor, extractor fan.

**FAMILY BATHROOM.** Modern white suite comprising a P-shaped panel enclosed bath with glazed shower screen to one side, chromium mixer tap and fitted Mira Sport shower with tiled wall surrounds. White ceramic wash hand basin set on a vanity cabinet with cupboards beneath and chromium mixer tap, low level wc, ceramic tiled floor, part wooden panelled walling, chromium ladder radiator/towel rail, double glazed windows providing lovely views over the inner and outer harbours. Two large built-in shelved linen cupboards, inset ceiling downlighters.



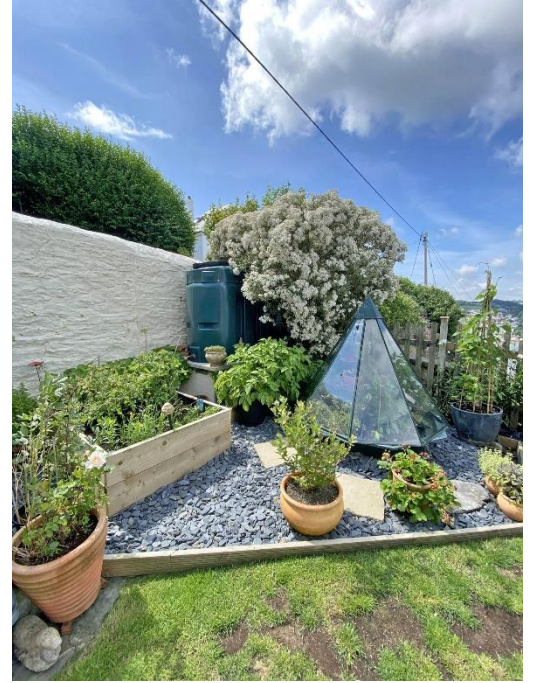
### OUTSIDE

Honeycombe House is approached via a flight of concrete steps with a wooden handrail to the side which ascends from Polkirt Hill up to a concreted path which gives access to the front door. There is access from the front of the house to a footpath which ascends up the hill behind the property and a crazy paved stone path leads along the back of the house to a black wooden gate leading into the garden.



The garden comprises a crazy paved patio adjacent to the door into the side hall with a timber garden shed to one side and an oil storage tank well screened by plants in one corner.

There is an outside oil fired boiler to supply domestic hot water and central heating, adjacent to the side wall of the house. From this upper level a well tended lawn drops down to a stone paved terrace at the end with wooden balustrading, providing panoramic views over the sea, the surrounding coastline, the inner and outer harbours and the village. There are well planted flower and shrub bed surrounds to the lawn and steps from a side path arise to a further decked patio adjacent to the doors in to the owner's dining room. A crazy paved path leads down along the front of the house with steps down and a uPVC panelled door opening onto the:-



**WORKSHOP / CELLAR – 27'4" x 7'8"**. This area is beneath the guest's dining room and provides an excellent dry storage area and workshop with electric light and power points.

Honeycombe House also has two freehold parking spaces circa 40 yards away from the property at the top of Polkirt Hill.



**GENERAL INFORMATION**

**VIEWING** – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com. **N.B.** Please note that the property is being run as a guest house with owner’s accommodation and therefore sometimes viewers may not be able to view every room if there are residents in situ.

**POST CODE** – PL26 6UR.

**SERVICES** – Mains water, mains electricity, mains drainage, oil fired central heating. For Council Tax see www.mycounciltax.org.uk.

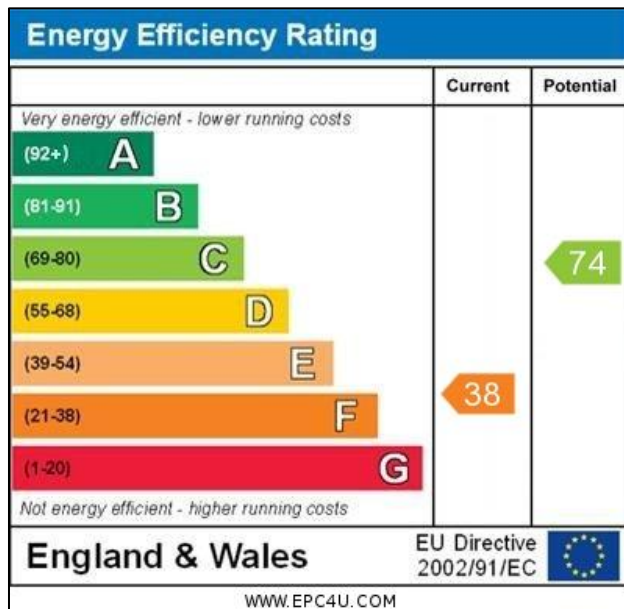
**DIRECTIONS** – Proceed up Polkirt Hill from the centre of Mevagissey and Honeycombe House will be found at the top of Polkirt Hill on the right hand side.

**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. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

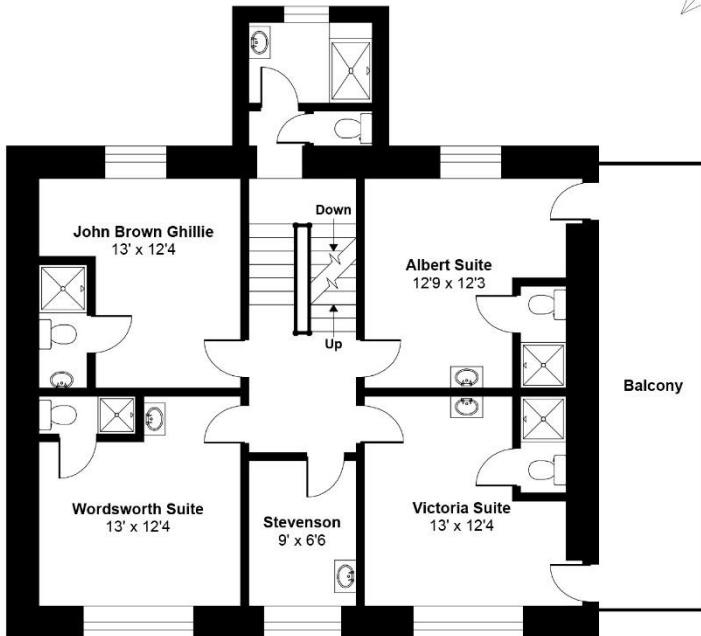


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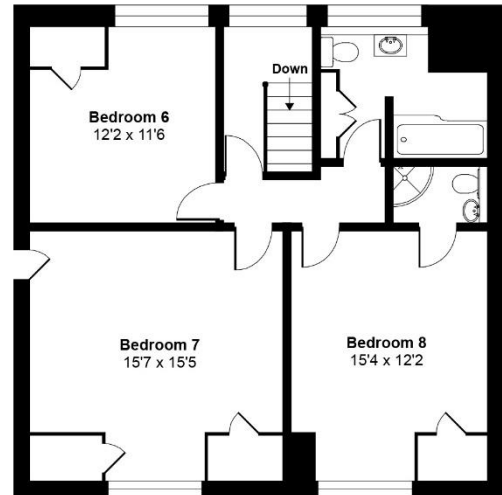
# Honeycombe House, Polkirt Hill, Mevagissey, St. Austell

Approximate Area = 3164 sq ft / 293.9 sq m

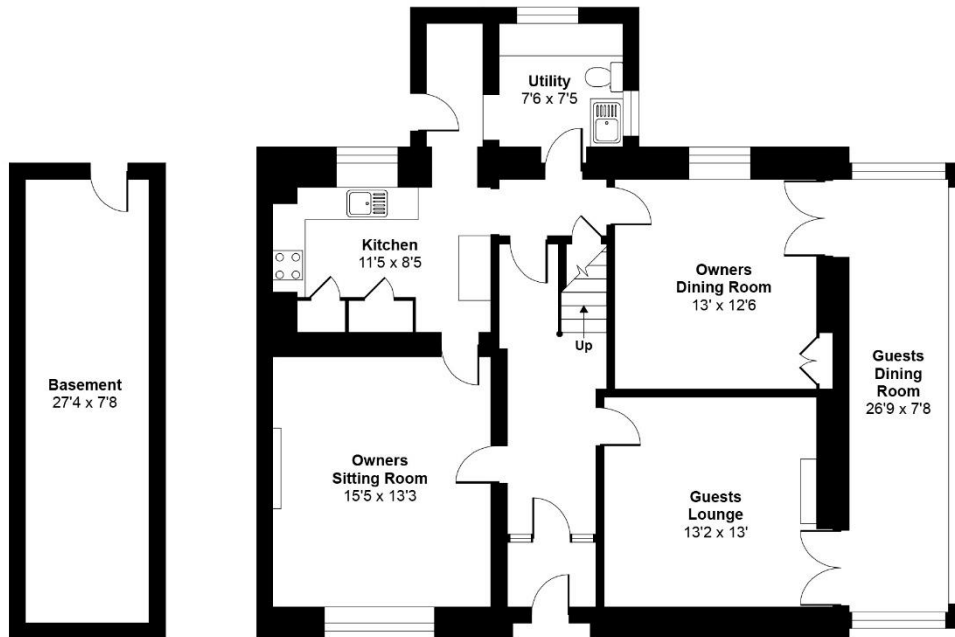
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FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR

GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lillicap & Chilcott. REF: 749560

