



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA8763

Offers in the region of £395,000

4 Elm Terrace,  
Mevagissey, St Austell, Cornwall, PL26 6UF

**FREEHOLD**



**A distinctly eye catching, character, end of terrace, 3 double bed roomed Grade II Listed cottage with delightful stone elevations and in beautiful order throughout, situated just a short walk from the picturesque inner and outer harbours of the charming fishing village of Mevagissey and its widespread amenities.**





## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** kitchen/breakfast room, sitting/dining room.

**First Floor:** 3 bedrooms, family bathroom.

**Outside:** cobbled forecourt bordered by flowerbeds at the front of the terrace providing access for all. Small area of concrete hardstanding to the side with sufficient space to park a small car. A concrete footpath along the back of the terrace provides access to a storage shed owned by number 4.



## **DESCRIPTION**

A charming Grade II Listed double fronted, traditional, stone, three bedroomed end of terrace cottage situated close to the centre of the picturesque fishing village of Mevagissey in a quiet, residential setting away from passing traffic. The cottage enjoys an elevated position affording some pleasant views out over the village and is just a short walk away from the picturesque inner and outer harbours and Mevagissey's excellent facilities.

The property is well presented throughout with a modern well designed kitchen with integrated appliances and a lovely family bathroom on the first floor with a white suite and complementary tiling. The property is tastefully decorated throughout and is currently

holiday let through <https://www.sykescottages.co.uk/cottage/Cornwall-Mevagissey/4-Elm-Terrace-2012.html?hsearch=22012661f14ef6cd8ae&price=464&display=1>. The majority of the fixtures and fittings may also be available by negotiation if someone wished to continue with holiday letting. For the 2021 season, we understand the property provided a gross letting income of circa £26,000.

The accommodation comprises a beautifully refitted kitchen/breakfast room with a part glazed stable door onto the front cobbled path, the kitchen is fitted with light blue wood finished units with integrated appliances and a small breakfast bar in one corner. Twin doors open onto a large sitting room/dining room which also has a part glazed stable door out onto the front cobbled area and a central turning staircase between the dining room and the sitting room ascends to the first floor. Part of the walls are white painted stone and there are two large sash windows, one to the dining room and one to the sitting room which provide pleasant views out over Mevagissey village.

On the first floor is a broad landing running along the back of the building providing access to three double bedrooms all with large sash windows looking out over the village and a very nicely appointed family bathroom with a white suite, modern tiling and a shower over the bath.

The area of cobbles to the front are not owned but bordering them, opposite the cottage are raised flowerbeds above natural stone walls which are tended by our client for the last 20 years or so. The cottage owns a small area of concrete hardstanding to the side of the property where it might be possible to park a small car. A path runs along the back of the terrace providing access for the neighbours as well but leading to a storage shed belonging to number 4.

## **LOCATION**

4 Elm Terrace is situated just a short walk from Mevagissey's picturesque inner and outer harbours which are surrounded by a variety of former fishing industry buildings and fisherman's cottages. The village has a variety of cafes, restaurants, inns and local shops, sufficient to cater for day to day needs. The active community supports a community centre and primary school. The attractive narrow streets radiate from the centre accessing other boutique shops and businesses. Fishing trips and boat outings can be booked from the bustling harbour which also supports an aquarium. Moorings can be rented in both the inner and outer harbours for yachts and pleasure craft, by application to the harbour master. There is a summertime passenger ferry service directly to the port of Fowey.

The nearest main town is St Austell to the north which provides a wider array of leisure, commercial and retail facilities, main line bus and train stations with a direct rail link to London Paddington and an approximate travel time of 4½ hours. From St Austell, the roadwork provides swift access across county to the A30 (Cornwall's main arterial road) which heads north eastwards to Exeter where it joins the national motorway network and south westwards provides access to many other Cornish coastal resorts such as St Agnes, Penzance and St Ives.

There are three secondary schools available in the St Austell area. To the west lies the county capital of Truro which provides further private and state schooling and a wide array of boutique shops and national stores.



The South West Coast Path provides access to superb sandy beaches on either side of Mevagissey with Polstreath Beach to the north east and beyond that, the long sandy beach at Pentewan which has an active sailing club. Further north are numerous beaches encircling St Austell Bay and beyond the Gribben Headland lies the deep natural harbour of Fowey offering a wide range of sailing facilities and two active yacht clubs which hold annual races in the waters of St Austell Bay. To the south west lies the National Trust, Vault beach and then following the coast southwards there are further lovely beaches such as Polstreath, Caerhays (which is dog friendly all year round) and Gorran Haven, leading out onto the Roseland Peninsula. Much of the coastal land in between them is under the stewardship of the National Trust. There are golf courses nearby in Porthpean, Polgooth and a fantastic coastal golf course at Carlyon Bay. Mevagissey has a new, modern activity centre providing a café, gym, football pitch and bowling, from here there is a footpath and cycle path leading directly to the Lost Gardens of Heligan.

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

Part glazed stable door to:-

**KITCHEN / BREAKFAST ROOM – 13', decreasing to 7'7" x 9'6"**. A beautiful, refitted kitchen with light blue wood effect cabinets comprising base level cupboards and drawers and further matching wall cupboards. Surrounding marble effect composite stone worktop surfaces with an inset 1½ bowl stainless steel sink unit and chromium mixer tap. Integrated appliances include a four ring Indesit electric ceramic hob with illuminating filter hood above, oven and oven/grill beneath, fridge and space and plumbing for washing machine. Attractive tiled wall surrounds, inset ceiling downlighters, light wood effect flooring, Dimplex electric night storage heater. Small breakfast bar area with wooden worktop surface and pull-out bin storage below, integrated wine rack. Twin doors opening onto:-





**SITTING / DINING ROOM – 24' x 12'8"**. Central turning staircase ascending to the first floor, neatly dividing the sitting room and dining room areas, part glazed stable door opening onto the front cobbled courtyard, feature period fireplace (display only), two large windows overlooking the village, telephone point, two Dimplex electric storage heaters, television aerial lead, two wall light points.



A turning staircase with wooden handrail, newel posts and banisters ascends to the:-

**FIRST FLOOR LANDING.** Window overlooking the rear. Doors off to:-





**BEDROOM 1 – 12'2" decreasing to 10'4" x 9'8" average.** An irregular shaped room. Large sash window overlooking the village, coved ceiling, electric Dimplex storage heater.

**BEDROOM 2 – 14'6" max. x 7'3".** Two large windows overlooking the village, wall mounted electric heater.





**BEDROOM 3 - 10'3"**, decreasing to 9'2" x 10'. Large sash window overlooking the village, coved ceiling, electric storage heater.

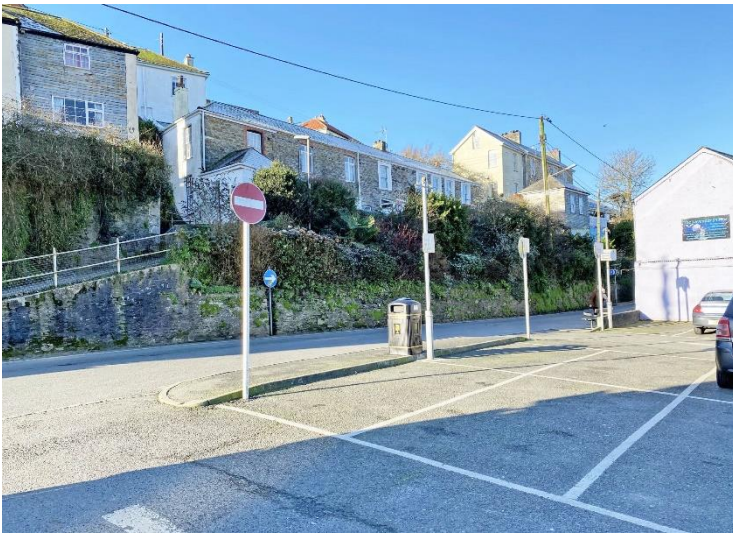
**BATHROOM.** White suite comprising a tile enclosed bath with fitted shower and shower screen to one side. Low level wc, wash hand basin set in a vanity surround with marble style stone surround and vanity cabinet beneath. Part tiled walls, attractive tiled flooring, chromium ladder radiator/towel rail, inset ceiling downlighters, opaque glazed window.



### OUTSIDE

In front of the property is a stone cobbled courtyard area bordered by a flower and shrub bed above low stone walls. There is an area of concrete hardstanding to the side of the property which might be sufficient to park a small car. There is a footpath that proceeds along the back of the terrace providing access for bins etc. to be removed. To the side of

the path at the rear, two blue wooden doors open onto a storage shed belonging to number 4. There is a public car park on the opposite side of the road down below the terrace where it may be possible to acquire a season ticket.



## **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.

**POST CODE** – PL26 6UF.

**SERVICES** – Mains water, mains electricity, mains drainage, electric heating. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**HOLIDAY LETTING** – The property is holiday let through Sykes Cottages, please see the following link <https://www.sykescottages.co.uk/cottage/Cornwall-Mevagissey/4-Elm-Terrace-2012.html?hsearch=22012661f14ef6cd8ae&price=464&display=1>.

The gross income from holiday lettings run on a fairly ad hoc basis and have been:-

2018/2019	£18,700
2019/2020	£17,344
2020/2021	£11,409 (lockdown year)
2021/2022	£28,408
2022/2023	Bookings taken so far £6,700

**DIRECTIONS** – From Pentewan follow the road down into Mevagissey passing the large carpark on the left hand side at the bottom of the hill and just before entering the one way system there is an unmarked road on the right hand side ascending a slight hill and then levelling out this gives access to Elm Terrace on foot and can also provide a vehicular access for unloading although it is advisable to reverse up this driveway from the main road as it's not possible to turn once you get to 4 Elm Terrace.



**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

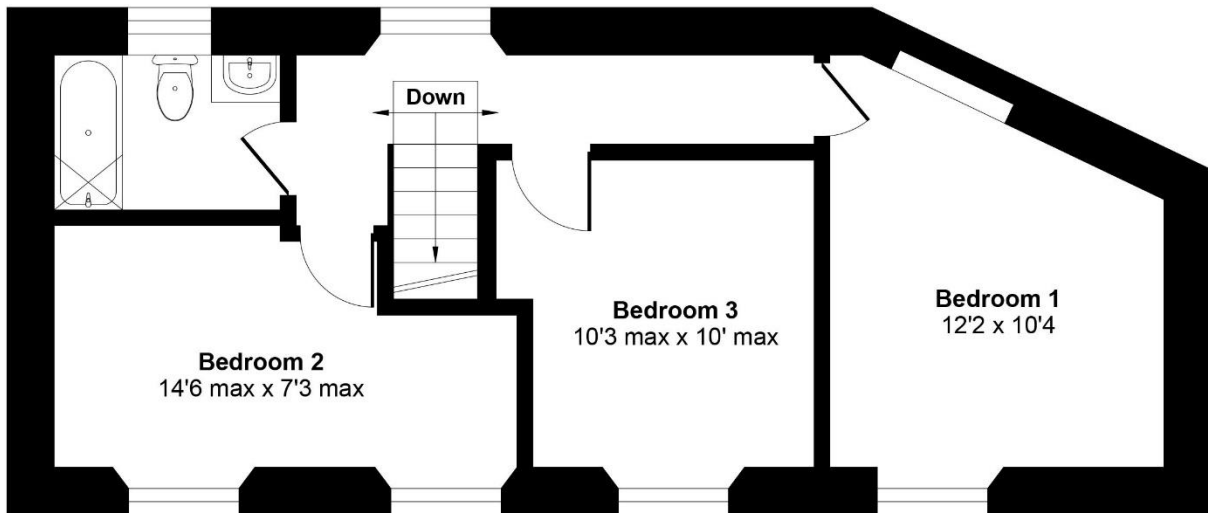


Not to scale – for identification purposes only.

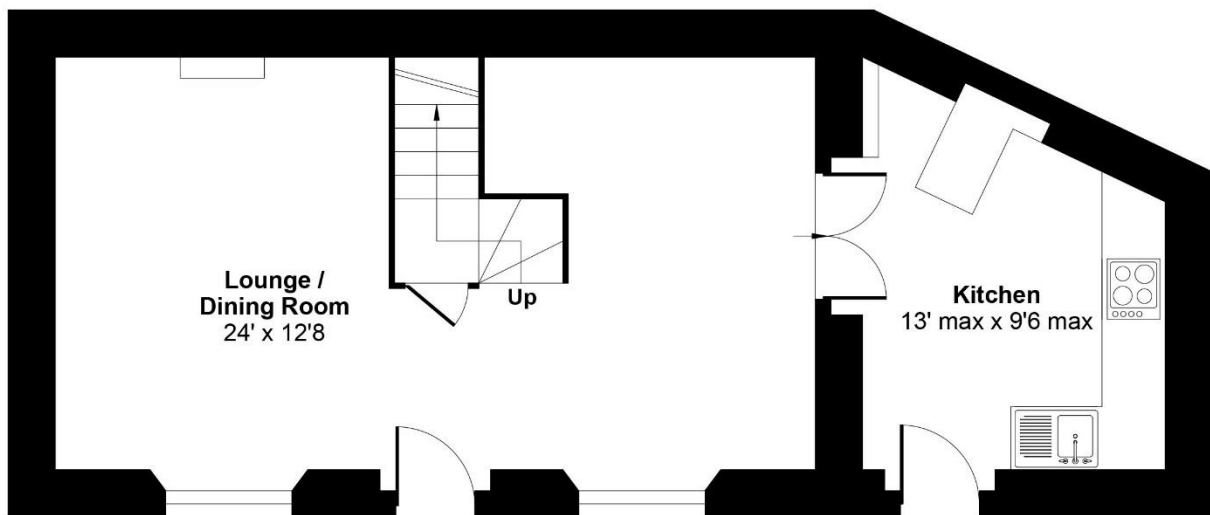
### 4 Elm Terrace, Mevagissey, St. Austell

Approximate Area = 902 sq ft / 83.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

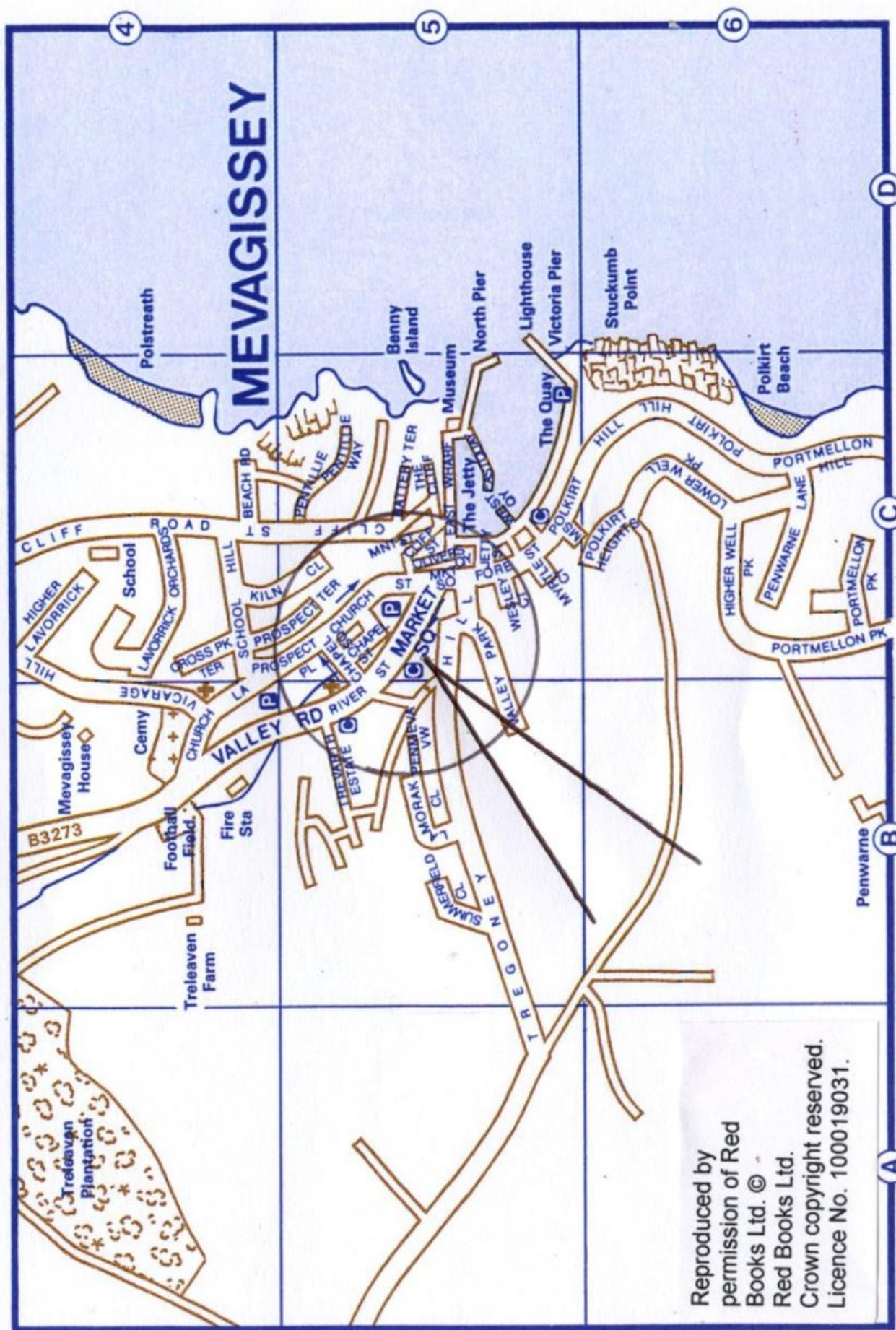


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lilliecrap & Chilcott. REF: 805624



# MEVAGISSEY

Scale 4 inches to 1 mile



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