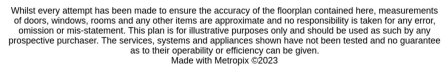


1ST FLOOR



**PRICE £594,950**



THIS IMPRESSIVE AND VERSATILE 5-BEDROOM DETACHED HOME OFFERS AN EXCEPTIONAL AMOUNT OF SPACE—267 SQUARE METERS OF IT! DESIGNED TO ACCOMMODATE TWO COMPLETELY INDEPENDENT LIVING SPACES, THIS PROPERTY IS PERFECT FOR MULTI-GENERATIONAL LIVING, HOLIDAY LETS, OR A SPACIOUS FAMILY HOME. EACH SECTION BOASTS ITS OWN KITCHEN, LOUNGE, BEDROOMS, BATHROOMS, AND SEPARATE FRONT AND REAR ENTRANCES, OFFERING COMPLETE FLEXIBILITY. THE SHOW-STOPPING FEATURE? A BREATHTAKING TRIPLE-ASPECT LOUNGE THAT CAPTURES STUNNING VALLEY, VILLAGE, AND SEAWARD VIEWS—A TRUE "WOW" MOMENT. NESTLED IN A PRESTIGIOUS CUL-DE-SAC WITHIN THIS HISTORIC COASTAL FISHING VILLAGE, YOU'LL ENJOY EASY ACCESS WITHOUT THE NEED TO NAVIGATE THROUGH THE VILLAGE ITSELF. A RARE OPPORTUNITY TO OWN A HOME OF THIS SCALE AND ADAPTABILITY—VIEWING IS ESSENTIAL TO FULLY APPRECIATE IT!





This impressive and versatile 5-bedroom detached home offers an exceptional amount of space—267 square meters of it! Designed to accommodate two completely independent living spaces, this property is perfect for multi-generational living, holiday lets, or a spacious family home.

Nestled in a prestigious cul-de-sac within this historic coastal fishing village, you'll enjoy easy access without the need to navigate through the village itself.

This spacious and versatile home offers exceptional accommodation across multiple levels. The main floor features a welcoming entrance lobby and hallway, a cloakroom, an expansive lounge/dining area, and a generous kitchen/breakfast room. The master bedroom boasts an en-suite shower room, complemented by a second double bedroom and a family bath/shower room.

Outside, the property benefits from a garage with an inspection pit, a driveway, and gardens on three sides. Additional features include oil-fired central heating, double glazing, a garden shed, and a greenhouse. A standout advantage is the 4kWh solar panel system, generating approximately £1,000 per year in revenue plus free electricity on sunny days. This home proudly boasts a C EPC rating, offering excellent energy efficiency and lower running costs. With quality insulation, modern heating, and energy-saving features, it ensures a warm, comfortable, and eco-friendly living space. A fantastic benefit for both sustainability and long-term savings!

<p><b>Entrance Lobby</b></p> <p>A stylish double-glazed door with a matching side panel welcomes you from the front driveway, enhancing both security and curb appeal. Elegant inset ceiling downlighters create a warm and</p>	<p>the space with natural light. It includes a fitted range of wardrobes with sleek, mirror-fronted sliding doors for both practicality and style.</p> <p>Additionally, a TV cable point is provided for convenience.</p>	<p><b>Utility Room/Second kitchen</b></p>
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A stylish double-glazed door with a matching side panel welcomes you from the front driveway, enhancing both security and curb appeal. Elegant inset ceiling downlighters create a warm and inviting entrance. Another glazed door with a matching side panel leads seamlessly into the heart of the home.

Step into an impressive and spacious hallway, setting the tone for the rest of the home. Thoughtfully designed, it features a telephone point and a generous airing cupboard with wooden slatted shelving and a hot water tank for added convenience. A stylish multi-paned glazed door leads seamlessly into the inviting lounge.

263" including fireplace x 211" extending to 271" in the dining area recess (8.00m x 6.38m extending to 8.26m)

The lounge/dining room is a standout feature of this home, offering a spacious and light-filled triple-aspect design with stunning views over Mevagissey village, rolling countryside, and even glimpses of the sea. A charming feature fireplace (not tested) with a slate hearth, exposed stone surround, and chimney breast adds character, while an exposed stone wall to dado height with a fitted display shelf enhances the room's rustic charm. Thoughtfully designed for comfort and ambience, the space includes five wall light points, a Sky TV point (subject to subscription), and a thermostat control for added convenience.

229" x 105" (6.93m x 3.18m)

This spacious and beautifully appointed kitchen is designed for both style and functionality. It features a range of sleek beech-effect wall-mounted and floor-standing units, complemented by stone-effect work surfaces and tiled splashbacks. Concealed under-unit lighting adds a touch of elegance, while a built-in one-and-a-half bow sink with a waste disposal unit and stainless steel mixer tap enhances convenience.

Cooking is a pleasure with the built-in electric oven, touch-controlled four-ring electric hob, and concealed extractor fan. A striking oil-fired Aga with two ovens, a double hotplate, and a stainless steel splashback adds both charm and practicality. Additional highlights include a built-in, concealed dishwasher, space for a freestanding fridge/freezer, and two stylish glazed-fronted display cabinets.

With ample room for a breakfast table and chairs, this inviting space is finished with a coved ceiling, strip lighting, inset downlights, and wood-style flooring. A double-glazed window frames lovely rural and village views, with a glimpse of the sea, while double-glazed doors open onto the rear garden, seamlessly blending indoor and outdoor living.

167" x 121" A generously sized and stylish bedroom featuring a fitted range of mirror-fronted wardrobes (5.05m x 3.94m), offering ample storage and a touch of elegance. The dual aspect design fills the room with natural light, while a radiator ensures year-round comfort. Complete with a TV point, this space is perfect for relaxation and modern living.

12'10" x 6'8" (3.91m x 2.03m) Fitted with a stylish white suite, including a WC, pedestal wash hand basin, and a spacious, wide shower cubicle with tiled walls and a wall-mounted shower. The fully tiled walls add a polished touch, while the obscure double-glazed window ensures privacy and lets in natural light.

Just over 11'10" measurement taken into wardrobe x 12'11" (3.61m x 3.94m)  
A bright and inviting bedroom featuring a window to the front that

11'9" x 10'3" at widest point (3.58m x 3.12m). This beautifully appointed bathroom features a modern white suite, including a WC, pedestal wash hand basin, and a corner bath for ultimate relaxation. The wide shower cubicle is equipped with a wall-mounted mains shower for a luxurious experience. Wood-effect flooring adds warmth, while tiled walls create a sleek and easy-to-maintain finish. For added convenience, a stylish bathroom cabinet with mirror-fronted doors, glass shelves, offers both storage and a touch of elegance. An extractor fan with built-in light ensures fresh air, and a radiator provides year-round comfort. This space combines both function and style to create the perfect bathroom retreat.

The lower ground floor offers a self-contained living space, but can effortlessly be integrated with the main house to provide additional accommodation if needed. A staircase from the entrance hallway leads down to the lower ground floor, where a door opens into the hallway. Another door then leads to:

This stylish bathroom is fitted with a modern white suite, including a WC, pedestal wash hand basin, and a spacious wide shower cubicle with tiled walls and a wall-mounted shower. The wood-style flooring adds warmth and character, while a window brings in natural light. A radiator ensures comfort throughout the year, completing this well-appointed space.

The property is equipped with a mains-powered smoke alarm for added safety and a convenient telephone point. A built-in linen cupboard with wooden slatted shelving offers practical storage space, keeping everything neatly organized.

262" x 129" at widest point narrowing to 98" (7.98m x 3.89m narrowing to 2.95m) This bright and airy triple-aspect room offers stunning rural and village views, filling the space with natural light. Double doors lead out to the rear garden, seamlessly blending indoor and outdoor living. The room is thoughtfully designed with four wall light points, all with dimmer switches, and a TV point for added convenience.

This modern bathroom is fitted with a sleek white suite, including a WC, pedestal wash hand basin, and a shower cubicle with a wall-mounted Mira Sport electric shower. The space is beautifully finished with tiled walls, feature dado tiling, and stylish tile-effect flooring.

Practical features include glass shelves, two towel rails, an extractor fan, and a window for natural light. Additional touches like a shaver point with light complete the room, creating a functional yet elegant retreat.

17'4" x 10'3" at widest point (5.28m x 3.12m) This bedroom features a side-facing window that fills the room with natural light, creating a bright and airy atmosphere. It also includes a convenient TV point, perfect for modern living.

11'11" at longest point and including built-in cupboard x 10'8" (3.63m x 3.25m) This bedroom features a side-facing window, allowing plenty of natural light to brighten the space. Doors open to reveal a built-in cupboard with shelves, offering convenient and tidy storage.

10'5" x 8'4" excluding recess (3.18m x 2.54m) This versatile utility/second kitchen is fitted with sleek white wall-mounted and floor-standing units, offering plenty of storage space. It includes an inset stainless steel sink with a drainer, and provides space for a washing machine and a cooker if needed. A practical area of work surface is complemented by space underneath for two stools, perfect for casual dining. There's also room for a freestanding fridge/freezer. A window and door open directly to the rear garden, while the tile-effect flooring adds both style and durability.

The property features a brick-paved driveway offering parking for 3 cars, with easy access to both the front entrance door and the garage. A convenient outside light illuminates the area, while the front garden boasts a lawn with a dwarf-walled boundary, along with a variety of plants and shrubs. A gated pathway runs along one side of the property, leading to a side garden with more lawn and planted flower beds. Steps descend to a further lawned area, providing access to the lower ground floor entrance/annexe, complete with an outside light and pedestrian pathway leading to the main road. The rear garden offers a large paved patio area perfect for outdoor entertaining, with an area of lawn and a fenced boundary. There is direct access to the family room/bedroom five and the utility room. Steps lead up to the kitchen's double doors, with a lawn and gravelled area to one side. Additional features include a coal/rog store, oil tank, greenhouse, garden shed, and raised vegetable beds, making this outdoor space both practical and delightful.

185" x 95" Equipped with an electric roller door for easy access. Inside, you'll find extensive fitted shelving and worktops, perfect for storage and DIY projects. An inspection pit adds extra functionality, while strip lighting illuminates the space. Additional features include wall shelving, a water tap, and a painted floor for a clean, modern finish. The floor-mounted Grant oil-fired central heating boiler ensures warmth, and power points are available for added convenience. Access to the loft, an RCD consumer unit, and a solar panel unit/inverter further enhance the garage's practicality.