

GROUND FLOOR

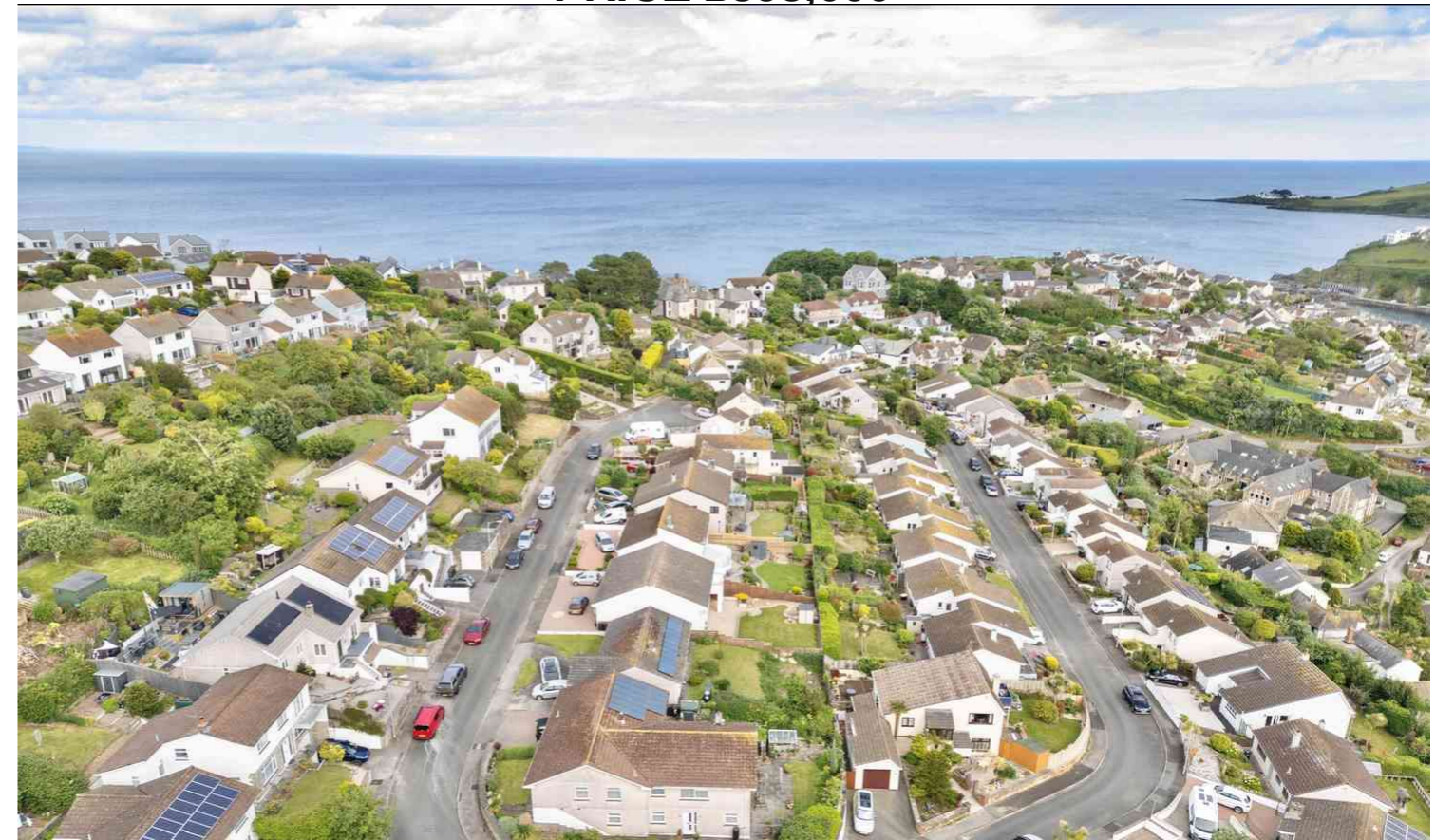
1ST FLOOR



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**34 LAVORRICK ORCHARDS, MEVAGISSEY, ST AUSTELL, CORNWALL PL26 6TL**

**PRICE £595,000**



**A VERSATILE, IMPRESSIVE, GENEROUS SIZED 5 BEDROOM DETACHED HOUSE, THAT CAN BE EQUALLY USED AS TWO TOTALLY INDEPENDENT HOMES. EACH WITH THEIR OWN KITCHEN, LOUNGE, BEDROOMS, BATHROOMS, FRONT AND REAR ENTRANCES. THE WOW FACTOR OF THIS HOME BEING THE LARGE TRIPLE ASPECT LOUNGE, WITH AMAZING VALLEY, VILLAGE AND SEAWARD VIEWS. WITH SUPERB VALLEY, VILLAGE AND SEAWARD VIEWS. SITUATED ON A WELL RESPECTED CUL-DE-SAC WITHIN THIS HISTORIC COASTAL FISHING VILLAGE THAT IS ACCESSED WITHOUT THE NEED OF GOING THROUGH THE VILLAGE. EPC RATING C. 267 SQUARE METRES.**

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## The Property

A versatile, impressive, generous sized 5 bedroom detached house, that can be equally used as two totally independent homes. Each with their own kitchen, lounge, bedrooms, bathrooms, front and rear entrances. With superb valley, village and seaward views. Situated on a well respected cul-de-sac within this historic coastal fishing village that is accessed without the need of going through the village. EPC rating C. 267 square metres.

Briefly the accommodation comprises entrance lobby, entrance hallway, cloakroom, very large lounge/dining room, spacious kitchen/breakfast room, large master bedroom with en-suite shower room, second double bedroom and a family bath/ shower room. Lower ground floor lobby and shower room. Lower ground floor hallway/ hallway with its own entrance from outside. Bedroom five/ second lounge/ dining room with access to a further shower room. There is a utility/ second kitchen. Bedrooms three and four and five, Garage with inspection pit, driveway and gardens on three sides of the property. There is oil fired central heating and double glazing. Garden shed and greenhouse. One further major benefit are the 4kwh Solar panels producing a revenue of around £1000pa, plus the free electricity when the sun shines!

## Room Descriptions

### Entrance Lobby

A double glazed door with matching side panel gives access from the front driveway. Inset ceiling downlighter. A glazed door with matching side panel leads to:

### Entrance Hall

An impressive large hallway. Telephone point. Airing cupboard with wooden slatted shelving and hot water tank. A multi-paned glazed door leads to the lounge.

### Cloakroom

WC. Pedestal wash hand basin. Radiator, Window to the front.

### Main Living/dining Room

26'3" including fireplace x 20'11" extending to 27'1" in the dining area recess (8.00m x 6.38m extending to 8.26m)  
The lounge/dining room is a real feature of this house. A triple aspect room with lovely views over Mevagissey village, rural views beyond and some sea glimpses. Feature fireplace (not checked) with slate hearth, exposed stone surround and chimney breast and exposed stone wall on one side to dado height with fitted display shelf on top. Five wall light points. Sky TV point (subject to subscription), thermostat control.

### Kitchen/Breakfast Room

22'9" x 10'5" (6.93m x 3.18m)  
Also a large room, fitted with a range of wall mounted and floor standing beech effect fronted units with lengths of stone effect work surfaces and tiled splashbacks. Concealed under unit lighting. Built-in one and a half bowl sink with waste disposal unit, draining board and stainless steel effect mixer tap. Built-in drawers. Built-in electric oven. Fitted touch controllable, four ring electric hob with concealed and built-in extractor fan above. Space for a free standing fridge/ freezer. Two feature wall mounted glazed fronted cupboards. Oil fired Aga with two ovens, double hotplate and stainless steel splashback. Built-in and concealed dishwasher. Space for a breakfast table and chairs. Coved ceiling with strip lighting and inset ceiling down lighters. Wood style flooring. Double glazed window to the rear elevation with lovely rural and village views and a sea glimpse on one side. Double glazed double doors lead to the rear garden.

### Bedroom 1

16'7" x 12'11" including built-in wardrobes (5.05m x 3.94m) window to the front, Fitted range of wardrobes with mirror fronts. Radiator

### En suite Shower

12'10" x 6'8" (3.91m x 2.03m) Fitted with a white suite comprising WC, pedestal wash hand basin, wide shower cubicle tiled walls and wall mounted shower. Tiled walls. Obscure double glazed window.

### Bedroom 2

Just over 11'10" measurement taken into wardrobe x 12'11" (3.61m x 3.94m) Window to the front, Fitted range of wardrobes with mirror fronted sliding doors. TV cable point.

### Family Bathroom

11'9" x 10'3" at widest point (3.58m x 3.12m) Fitted with a white suite comprising WC, pedestal wash hand basin corner bath. Wide shower cubicle, wall mounted mains shower. Wood effect flooring. Tiled walls. Bathroom cabinet with mirror fronted doors, glass shelves and built-in lighting. Extractor fan with built-in light. Radiator.

### Lower Ground Floor Entrance

The lower ground floor is self contained but can easily be used as part of the main house to give more accommodation if required. Staircase leading down from the entrance hallway. Door gives access to the lower ground floor hallway and a similar door leads to:

### Shower Room

Fitted with a white suite comprising WC, pedestal wash hand basin, wide shower cubicle, tiled walls and wall mounted shower. Wood style flooring. Window. Radiator.

### Lower Ground Floor Hallway

Mains smoke alarm. Telephone point. Built-in linen cupboard with wooden slatted shelving.

### Family Room/ Bedroom Five

26'2" x 12'9" at widest point narrowing to 9'8" (7.98m x 3.89m narrowing to 2.95m) A triple aspect room with lovely rural and village views. Double doors lead out to the rear garden. Four wall light points with dimmer switch. TV point.

### Shower Room

Fitted with a white suite comprising WC pedestal wash hand basin, shower cubicle, glass shelves, two towel rails, tiled walls and wall mounted Mira Sport electric shower. Extractor fan. Window. Tiled walls with feature dado tiling. Tile effect flooring. Shaver point and light.

### Bedroom Three

17'4" x 10'3" at widest point (5.28m x 3.12m) Window to the side. TV point.

### Bedroom Four

11'11" at longest point and including built-in cupboard x 10'8" (3.63m x 3.25m) Window to the side. Doors lead to a built-in shelved cupboard.

### Utility Room/Second kitchen

10'5" x 8'4" excluding recess (3.18m x 2.54m) Fitted with wall mounted and floor standing white fronted units. Inset stainless steel sink and drainer. Space for a washing machine. Space for a cooker if required. Area of work surface with space under for two stools. Space for a free standing fridge/ freezer. Window and door leads to the rear garden. Tile effect flooring.

### Outside

There is a brick paved driveway with parking for 3/4 cars, access to the front entrance door and access to the garage. Outside light. Area of lawn with front dwarf walled boundary and various plants and shrubs. Gated pathway along one side of the property. There is a lawned side garden with dwarf walled boundary and planted flower beds on either side of steps leading down to a further lawned side area. From here there is access to the lower ground floor entrance hallway/ annexe entrance with outside light and access to the main road via a pedestrian pathway and steps. Plant and shrub borders with various plants and shrubs. A pathway continues from this area around to the rear garden. There is a large paved patio area and an area of lawn to one side. Fenced boundary to the rear. Access to the family room/bedroom five and there is access to the utility room. Steps lead up to the kitchen double doors with an area of lawn to one side with a gravelled area. Coal/ log store. Oil tank. Greenhouse. Outside light. Garden shed. Raised vegetable beds.

### Garage

18'5" x 9'5" Electric roller garage door. Extensive fitted shelving and worktops. Inspection pit. Strip lighting. Wall shelving. Water tap. Painted floor. Floor mounted Grant oil fired central heating boiler. Power points. Access to the loft. RCD consumer unit. Solar panel unit/inverter.