

Chy Kerensa, Valley Park Lane, Mevagissey, St. Austell, PL26

Approximate Area = 2346 sq ft / 217.9 sq m (includes garage)
 Limited Use Area(s) = 157 sq ft / 14.6 sq m
 Total = 2503 sq ft / 232.5 sq m
 For identification only - Not to scale



Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) 2 New Edition 17 reference 2022
 Produced for Country & Waterside REF: 365485

CHY KERENSA, VALLEY PARK LANE, MEVAGISSEY, ST AUSTELL, CORNWALL PL26 6RS

£50,000 REDUCTION PRICE £725,000



OFFERED FOR SALE IS THIS IMPOSING EDWARDIAN STYLE SIX BEDROOM HOUSE WITH ADDITIONAL SEPARATE STUDIO ACCOMMODATION OCCUPYING A UNIQUE VILLAGE LOCATION WITH HARBOUR AND SEA VIEWS, COMBINED WITH RURAL VALLEY OUTLOOK SET IN A SLIGHTLY ELEVATED POSITION ONLY 200 METERS FROM THE HARBOUR. CHY KERENSA IS BEAUTIFULLY POSITIONED WITHIN THE VILLAGE OCCUPYING A CENTRAL LOCATION ALONG A PRIVATE DRIVE WITH NO PASSING TRAFFIC WITH A SLIGHT INCLINE TO AND FROM THE HARBOUR AND SHOPS.

IN BRIEF THE MAIN ACCOMMODATION COMPRISES OF CONSERVATORY, SIX BEDROOMS, LOUNGE, DINING ROOM, KITCHEN, FAMILY BATHROOM, FOUR EN SUITE SHOWER ROOMS, SPA/MASSAGE/SAUNA SHOWER ENCLOSURE, SNUG AND ADDITIONAL OFFICE, EAST FACING BALCONY, TWO SOUTH FACING SUN TERRACES, GARDENS TO THE FRONT AND SOUTH FACING SIDE, BUILT IN BBQ WITH PATIO ENTERTAINING AREA, THREE STORAGE SHEDS - PLUS STUDIO APPARTMENT.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

Offered for sale is this imposing Edwardian style six bedroom house with additional separate studio accommodation occupying a unique village location with harbour and sea views, combined with rural valley outlook set in a slightly elevated position only 200 meters from the harbour and shops. Chy Kerensa is beautifully positioned within the village occupying a central location along a private drive with no passing traffic.

This is the first time Chy Kerensa has been available on the open market since being built nearly 100 years ago and the owners are offering a sale with vacant possession and a chain free purchase.

The property has been well maintained both internally and externally benefitting from fully double glazed upvc windows (all front bay windows are tilt & turn) all enjoying views of the sea and harbour.

The property offers very versatile accommodation which has many potential combinations either as multi generational family home, holiday let or perhaps guesthouse/B&B with parking for up to 7 vehicles with an extra large single garage.

The studio was originally a Jacuzzi room with bar and changing rooms but can easily provide a separate one bedroom annex with its own garden.

Room Descriptions

Conservatory

2.898m x 2.913m (9' 6" x 9' 7") Full glazed door to the entrance hall, ceramic tiled floor, full glazed door to the outside, a nice seating area overlooking the front garden with sea views.

Entrance Hall

With stairs to the first floor, under stairs cupboard, night storage heater.

Bedroom 1

3.18m x 3.348m (10' 5" x 11' 0") plus bay window with sea views, with night storage heater, door to the en suite shower room.

En Suite Shower room

With fully tiled walls, Mira electric shower, low level W.C. wash hand basin, electric heated towel rail, extractor fan.

Bedroom 2

3.18m x 3.348m (10' 5" x 11' 0") Plus bay window with sea views, door to the en suite, night storage heater.

En Suite shower room

This room is currently being refitted with a new suite, fully tiled walls, low level W.C. wash hand basin, low level W.C. Extractor fan.

Bedroom 3

3.1m x 3.02m (10' 2" x 9' 11") Window to the rear, night storage heater.

Bathroom

2.17m x 1.77m (7' 1" x 5' 10") Window to the rear, fully tiled walls, dual ended bath with shower attachment, wash hand basin low level W.C. night storage heater, florescent light/shaver socket.

Bedroom 4

3.069m x 3.081m (10' 1" x 10' 1") Window to the rear, point for night storage heater

Dining Room

4.21m x 3.16m (13' 10" x 10' 4") plus bay window to the front offering fantastic views to the harbour, village and sea beyond, side glazed door leading out to upper sun deck, glazed French doors leading into the lounge, night storage heater. plus doorway leading to the landing.

Lounge

5.05m x 4.23m (16' 7" x 13' 11") Max with bay window to the front offering fantastic views to the harbour, village and sea beyond,, full glazed door to the front balcony, night storage heater, door and stair case to the second floor,.

Kitchen

3.77m x 3.09m (12' 4" x 10' 2") With bay window to the side enjoying rural valley & sea views, fully fitted with base and high level units, fitted ceramic hob with stainless steel extractor fan, built in electric oven plus combination micro wave, under unit lighting, space for fridge, freezer & dishwasher all included in sale, small breakfast bar.

Shower/sauna Room

2.29m x 1.89m (7' 6" x 6' 2") Fitted with a sauna and body jet shower enclosure with mood lighting & music, low level W.C. wash hand basin, window to the side fully tiled walls, Night storage heater additional door leading into bedroom 5/Office.,

Bedroom 5/Study

2.32m x 3.22m (7' 7" x 10' 7") With window to the side, fitted mirrored wardrobe.

Hall

With recess and shelving for coats & shoes, night storage heater, composite door to the drive outside with canopy.

2ND Floor Bedroom 6

7.36m x 3.22m (24' 2" x 10' 7") max, fitted with a range of fitted bedroom furniture, built-in wardrobes, dorm window to the side over looking the valley, panel radiator, eaves storage cupboard. Two velux roof lights.

En suite shower room

Fully tiled walls, shower cubicle, low level W.C. florescent light/shaver socket, wash hand basin.

Office

Fitted with shelving and velux sky light.

Snug Room

3.77m x 3.86m (12' 4" x 12' 8") A useful sitting area for the owner with velux skylight.

Studio/Annex

5.06m x 3.60m (16' 7" x 11' 10") This is an L-Shaped living area/ bedroom with French doors leading to the garden area, window to the front, useful storage/hanging space, night storage heater.

Kitchen area

Fitted with a good range of high gloss base units and wall cupboards, space for fridge, cooker, dishwasher/washing machine, extractor, sink unit,. roof light

Shower Room

Fully tiled walls, corner quadrant shower cubicle, low level W.C, extractor fan, vanity unit, storage heater.

Outside

The property is approached via a private drive leading off from Tregoney Hill, with a front lawn, hard standing space for up to 7 vehicles, plus access to a large single garage with utility facilities. Below the driveway there are two built in stores. next to the BBQ & paved seating area that extends to a gravelled area with circular astro turf where a raised 12' pool can be placed and is included in sale. Beyond is a small timber decked gazebo area. From the low maintenance garden there are steps leading up to an attractive sun terrace and further steps leading up to a second sun terrace finished with a glass and high grade stainless steel balustrade. From here there are direct sea, harbour and rural valley views and access into the dining room. To the side of the main house is a studio with a timber decked seating area and gravelled section with astro turf, and garden shed.