

GROUND FLOOR

1ST FLOOR



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MARINERS RICE LANE, GORRAN HAVEN, CORNWALL, ST AUSTELL

PL26 6JF

PRICE £850,000



SITUATED WITHIN STRIKING DISTANCE OF THE LOCAL BEACH AT GORRAN HAVEN, ENJOYING SEA VIEWS AND LARGE MATURE GARDENS WITH EXTENSIVE DRIVEWAY AND PARKING FACILITIES IS THIS DELIGHTFULLY PRESENTED MODERN INDIVIDUAL DETACHED RESIDENCE CURRENTLY CONFIGURED AS A HOUSE WITH COMPLETELY SEPARATE ANNEX. THE PROPERTY COULD EQUALLY BE USED TO GENERATE AN EXCELLENT HOLIDAY LET INCOME, OR WITH MINIMAL ALTERATION A FIVE BEDROOM, TWO RECEPTION ROOM FAMILY RESIDENCE.

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

Situated within striking distance of the local beach at Gorran Haven, enjoying sea views and large mature gardens with extensive driveway and parking facilities is this delightfully presented modern individual detached residence currently configured as a house with completely separate annex. The property could equally be used to generate an excellent holiday let income, or with minimal alteration a five bedroom, two reception room family residence.

The property enjoys oil fired central heating throughout, U.p.v.c. windows and doors, low voltage lighting, Oak and tiled flooring to the ground floor, complimented by Oak internal doors, and two open fireplaces with wood burners. Further enhancements include a photovoltaic solar panel system, plus a solar water heating system to reduce energy consumption. Mariners is situated in a slightly elevated position above the road and is only a minutes walk to the beach.

Gorran Haven lies within an Area of Outstanding Beauty (AONB) renowned for its sandy beach, coastal walks & pretty fishermen's cottages, nestled around a secluded cove. The village itself has a range of amenities to include a post office/shop/bakery/cafe, fish & chip restaurant with a beach shop & hairdresser. The Llawncroft Hotel Bar and Bistro is a respected Hotel and offers fine dining. The primary and secondary schools in the area are both rated by Ofsted as outstanding. The two village beaches have golden sand making them ideal for the whole family including dogs. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors' moorings for the boating enthusiasts. Just 10 minutes away is The Lost Gardens of Heligan, one of the most popular botanical gardens in the UK. To the west of Gorran Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath-taking collection of tropical plants in an idyllic setting. The pretty fishing village of Mevagissey is approximately 3 miles away and offers a range of village amenities to include a grocery shop, chemist, a variety of pubs and restaurants, there is also a doctor's surgery.

Room Descriptions

Entrance Hall

Composite glazed panelled door leading to the entrance hall, Solid Oak staircase to the first floor, understairs cupboard, Oak flooring.

Lounge

3.99m x 4.38m (13' 1" x 14' 4") Large window to the front and to the side with excellent sea views, lights on dimmer switch, open fireplace with wooden mantel and slate hearth housing a woodburner, Oak flooring.

Kitchen/Dining room

8.61m x 3.32m (28' 3" x 10' 11") The kitchen is extensively fitted with good quality base units and high level cupboards, fitted Bloomberg electric oven, ceramic hob and stainless steel extractor, green Rayburn, built in dishwasher, plinth lighting, one and a half bowl sink unit with mixer tap, ceramic tiled floor, window to the side, folding door leading to the side patio which enjoys great sea views, open fireplace with slate hearth and fitted woodburner, low voltage lighting, half glazed door leading to a small utility/porch.

Inner Lobby

Situated to the rear of the hallway and providing access to the ground floor bedroom and en suite.

Bedroom 1

3.58m x 3.225m (11' 9" x 10' 7") Window to the rear, Oak flooring, door to walk in wardrobe fitted with an extensive shelving, 1.49m x 1.981m (4' 11" x 6' 6")

En Suite

1.79m x 2.47m (5' 10" x 8' 1") Fully tiled floor to ceiling, low voltage lighting, towel radiator, two wall lights extractor, window to the rear, large shower cubicle with mains shower, low level W.C. wash hand basin.

Utility/ Porch

1.69m x 1.84m (5' 7" x 6' 0") Fitted worktop circular bowl sink unit, space and plumbing for washing machine, with tumble dryer above, storage unit, low voltage lighting, half glazed door to the side patio, door to the cloakroom.

Cloakroom

1.67m x .758m (5' 6" x 2' 6") With low level W.C. wash hand basin, extractor, window to the rear.

Bedroom 3/Study

3.24m x 3.0m (10' 8" x 9' 10") Oak floor, window to the front, recessed shelf, door to the plant room that houses the hot water tank, and electrics for the PHOTOVOLTAIC SOLAR PANELS and the solar water heating panels, (THESE ARE TWO SEPARATE SYSTEMS).

Bedroom 2

4.93m x 3.23m (16' 2" x 10' 7") Dormer window to the front. fitted with a full range of wardrobe units, low voltage lighting.

Bathroom

2.5m x 2.45m (8' 2" x 8' 0") Fully tiled walls and a white suite comprising panelled bath, low level W.C. wash hand basin, quadrant shower cubicle with mains shower. Window to the rear, shaver socket.

Landing

With roof access, smoke detector.

Bedroom 4

4.46m x 4.12m (14' 8" x 13' 6") Side window with lovely sea views. Three double wardrobes fitted, Velux sky light to the rear, Eaves storage cupboard.

Annex Living Room

5.4m x 4.48m (17' 9" x 14' 8") With Bi fold doors to the front patio, Oak flooring, full glazed door to the side, glazed doors leading to the kitchen.

Annex Kitchen

4.48m x 2.65m (14' 8" x 8' 8") Built in electric oven, hob and stainless steel extractor, solid wood block Oak work surface, splashback, window to the side, built in fridge and freezer, Well fitted with Cream fronted units with circular bowl sink unit, glazed door leading to the utility room.

Utility Room

1.84m x 1.27m (6' 0" x 4' 2") With full glazed door to the rear, tiled floor, space and plumbing for washing machine, storage unit. Small window.

Cloakroom

With low level W.C. wash hand basin.

Bedroom 5

4.5m x 4.2m (14' 9" x 13' 9") Plus dormer window to the front, Velux skylight, Eaves storage.

En suite Shower Room

1.97m x 2.45m (6' 6" x 8' 0") Finished with fully tiled walls and floor, a white suite comprises of a large shower cubicle, wash hand basin, low level W.C. shaver socket, window to the rear.

Car Port

5.6m x 5.17m (18' 4" x 17' 0") Power and light connected

Outside

The property is approached from a long tarmac driveway with an area of lawn to the right hand side heading down the gravelled driveway. The driveway opens out to form a large parking area suitable for numerous vehicles boat and or caravan. There is also a double car port. To the front of the annex is a paved seating area with side access leading to the rear gravelled area. The main garden area leads off from the right hand side starting with a paved patio enjoying sea views and overlooking the garden. There is a level sunken garden below the patio area which extends to the other side of the stream. To the rear standing a very large general outbuilding.