

WILD AIR GUEST HOUSE



H Tiddy

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Sea View
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01726 843302
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Polkirt Hill, Mevagissey, St Austell, PL26 6UX

An extremely attractive and substantial detached period Property with arguably some of the best unobstructed sea, coast and harbour views in the working fishing port of Mevagissey, and only a few minutes walk from the village amenities. Currently operating as a guest house with a self-contained annexe, it has spacious and versatile accommodation, lovely gardens and the benefit of parking and a garage, a huge rarity in Mevagissey.

Early viewing recommended.

ACCOMMODATION SUMMARY

Ground Floor: Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen and Breakfast Room, Utility Room, Cloakroom.

First Floor: Landing, Master Bedroom with bay window and stunning views, Shower Room, Bedroom 2, Separate WC, Balcony.

Second Floor: Loft Room / Owners Accommodation with Bathroom and extensive sea views

Annexe: Open Plan Kitchen Dining Living Room. First Floor Bedroom with En Suite Shower Room.
Sea views throughout

Outside: Parking for 3 vehicles, Garage, Lawns and Terraces, Rear Garden.

LOCATION SUMMARY

(Distances and times are approximate)

Mevagissey Harbour – 0.3 miles. St Austell – 6 miles with London Paddington 4 hours by rail. Cathedral City of Truro – 16 miles. St Mawes – 16.5 miles. Newquay Airport – 20 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes), Plymouth – 45 miles. Exeter - 82 miles.

Viewing only by appointment with H Tiddy



ESTATE AGENTS AND PROPERTY CONSULTANTS

The Square, St Mawes, Cornwall TR2 5AG

Tel: +44 1326 270212

sales@htiddy.co.uk

www.htiddy.co.uk



Mevagissey

Mevagissey is a working fishing village with a good range of amenities including a Post Office, chemist, bakers, numerous galleries, stores and gift shops, cafes, pubs, and restaurants, Doctor's surgery, school and a bus service to the nearby market town of St Austell where there is a wide range of businesses, educational and shopping facilities, plus a main-line station. There are many country walks in the vicinity, together with spectacular coastal walks. The Mevagissey Bay area has a wide range of marine activities with many beautiful beaches. The famous Lost Gardens of Heligan are approximately 2 miles away and the incredible Eden Project is about 10 miles. There is an air service to London Gatwick from Newquay Airport.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliiske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

With arguably one of the best views in this charming character village of Mevagissey, Wild Air Guest House overlooks the colourful village with breathtaking 180-degree views incorporating the harbour, bay, shoreline, cliffs, countryside and miles of open sea stretching as far as Rame Head. The guest house has been enjoyed by many visitors over the years and is a substantial family home with income potential and very adaptable accommodation including a self-contained annexe, currently used for holiday letting but would equally suit extended family, friends or other guests who visit to experience the truly outstanding views.





Wild Air Guest House

The property is one of the last remaining original houses on this prestigious road and on arrival you will immediately notice the beautiful 1930's architecture. Its high ceilings make it light, spacious and airy. Retaining many original features, it has stripped pine doors and staircase, plus double glazing and oil fired central heating throughout. There is off road parking for three vehicles and a large single garage with water and power connected, for further parking or potential boat store for sailing or other activities.

Steps lead up to a large terrace where many you can enjoy those breathtaking views. To one side is an area laid to lawn with mature shrubs and access to the annexe. There are access paths to each side of the property and to the front, the main entrance leads into the entrance vestibule.

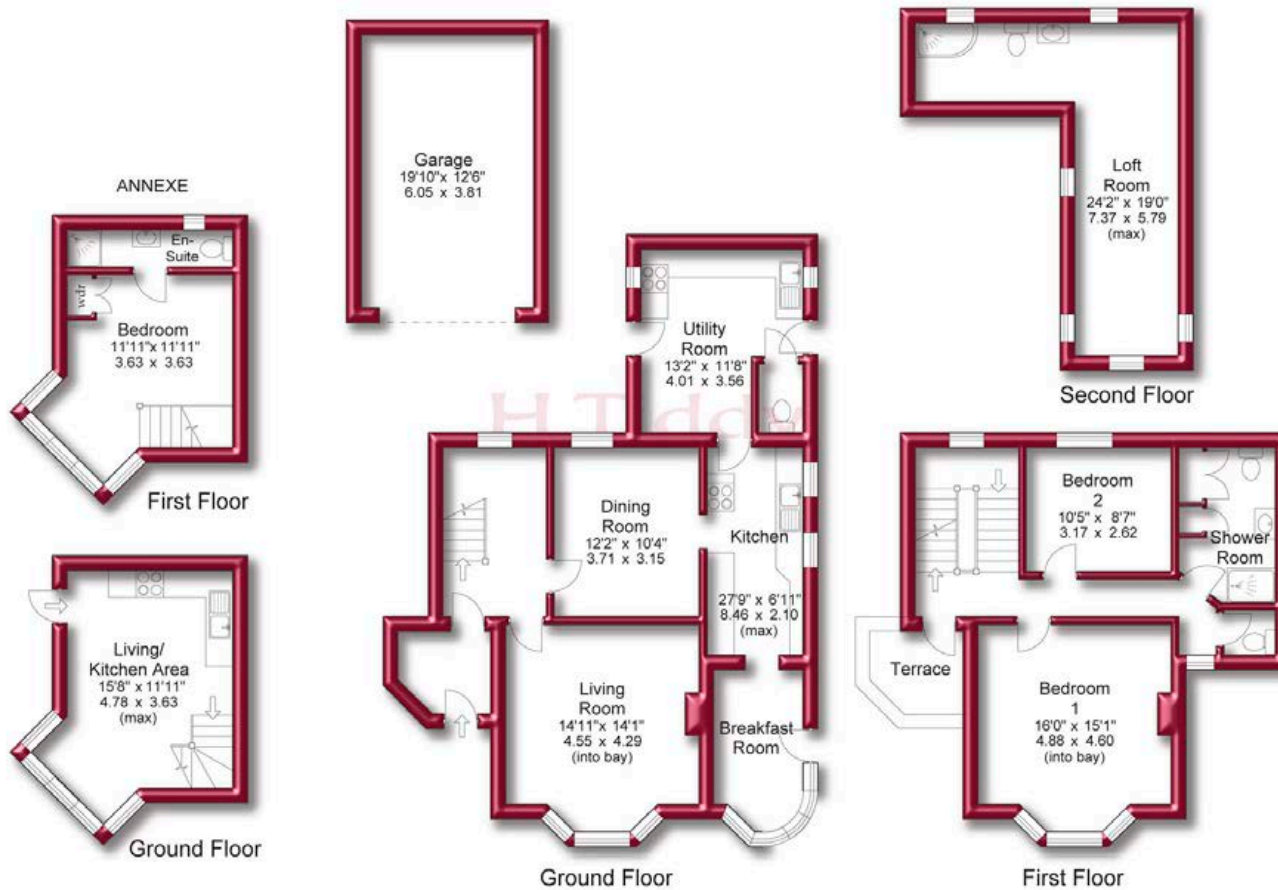
The entrance vestibule leads into a hallway with stairs rising to the first floor. There are doors into the sitting room which has a large bay window with stunning views of Mevagissey and St Austell Bay, Gribben Head and beyond, with an open working fireplace and man original features, and also into the good size dining room with a large under stairs cupboard and views to the rear garden. An open way follows into the kitchen and breakfast room where the current owners spend much of their time. In the breakfast area, the conservatory takes advantage of the 180-degree views overlooking the village, harbour and coastline. The kitchen comprises a very useful range of wall and floor units with worksurfaces over, along with an oil-fired Aga cooker. To the rear of the kitchen in the good size utility room which was added at a later date. This room has a large amount of storage space with built-in cupboards, electric hob, space and plumbing for a washing machine, sink and cloakroom which also houses the oil-fired boiler. There are doors from each side of the room to the garden.

On the first floor the main bedroom, which is an impressive size, sits to the front of the property and with a bay window it affords stunning uninterrupted sea views, miles of coastline and Chapel Point. It also has a wash hand basin. This room is rented out by the current owners for bed and breakfast. There is a further double bedroom to the rear, currently used as office space with lovely rear garden views. The large family shower room has a shower, wash basin, bidet and wc, and a large airing cupboard with stripped pine doors. There is also a separate WC and a balcony with breath taking sea views.

From the landing a further staircase leads up to the top floor (loft room) with unrivalled views stretching as far as the Lost Gardens of Heligan, the village, both inner and outer harbours, miles of coastline and Chapel Point. This L-shaped room is currently used as the owner's bedroom with a bath, basin and wc to one end, plus extensive loft storage space.



Approx Gross Internal Floor Area = 2273 Sq. Feet
 (inc. Garage/Loft Room/Annexe) = 211.1 Sq. Metres



For illustrative purposes only. Not to scale.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

Annexe

The spacious self-contained annexe is a huge benefit to Wild Air. It is immaculately presented with an open plan kitchen living dining area downstairs and a good size double bedroom with en suite shower room upstairs. This annexe has stunning coastal views, similar to the main house. At present the current owners holiday let the annexe but it could, of course, be utilised for various other uses such as housing an elderly relative or independent teenager. Alternatively, it could be incorporated back into the main house providing extra family accommodation.

Gardens etc

The rear gardens have several different areas allowing for ease of maintenance. The lower level is a suntrap courtyard garden used by the owners due to its privacy with mature shrubs and flowers. The main garden is accessed from the side of the house or from the utility room by a path up to a mainly lawned garden with trees, shrubs and flowers, and a wildlife pond in the centre. There is a convenient shed with power and light, an ideal workshop, and a good size greenhouse. The front garden is of good size and offers a large sun terrace above the garage with a breathtaking vista. As mentioned previously, there is parking for 3 vehicles as well as the garage, a definite rarity in this village.

In summary, this is an exceptionally rare opportunity to acquire a prime coastal seaside property with outstanding views, difficult to surpass anywhere. Wild Air will suit those looking to make a lifestyle change running a seaside business in this thriving village. Equally it would suit a buyer looking for an investment and holiday property or for the expanding family with possibly a dependant relative.

General Information

Services: Mains water, electricity and drainage. Television points. Telephone and superfast broadband. Oil fired heating and Solid Fuel Open Fire. (The electrical circuit and appliances etc have not been tested by the agents).

Energy Performance Certificate Rating: E

Tenure: Freehold.

Viewing: Strictly by appointment with H Tiddy.



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