



## **COUNTRY KITCHEN, ST GEORGES SQUARE, MEVAGISSEY, PL26 6UB.**

Accommodation

Ground Floor – Business Premises

First Floor – Kitchen, Bedroom, En Suite Shower Room.

Second Floor – Lounge, Bedroom 2 with En Suite Shower Room.

Loft Room.

Guide Price **£289,950**

Freehold

Viewing only by appointment with H Tiddy

Located in central Mevagissey in the bustling centre of St Georges Square close to the harbour is this freehold two-bedroom, three storey home with ground floor business premises. This Grade II Listed building has an abundance of opportunities for the buyer who is looking to move into a coastal village possibly to run their own business or alternatively to let the ground floor. In fact, there is a wide range of possible uses, subject to the necessary consents, a truly rare opportunity in this hot spot!

A brief tour of the property: – the ground floor business premises was, until recently, run as a café. It is of good size, seating approximately 16 customers with an ordering counter, food preparation area and small kitchen to the rear along with a storage area and door to the back. The 'café' has large windows to the front and is a great opportunity with constant passing pedestrians through the village square minutes from the harbour. Stair access and a lift to the floors above is to the rear of the building off a quiet back lane.

On the first floor is a landing area with stairs to the second floor and a door into the kitchen. There is also a bedroom with en suite shower room on this floor. The second floor comprises a living room and another bedroom with en suite shower room. Both bedrooms overlook the village square. On the third floor is a useful loft space ideal for storage. There is plenty of scope to make alterations and improvements dependant of your requirements.

The property is believed to be a 1700's bake house. The owner ran a successful 'Country Kitchen' business here until retirement and, until recently, rented to a local resident who was ran an oriental style kitchen / café. The ground floor is now empty.

The property has huge potential offering possible buyers the chance to put their own stamp on the property which would benefit from some upgrading and modernising.

**Location Summary** – (distances and times are approximate)

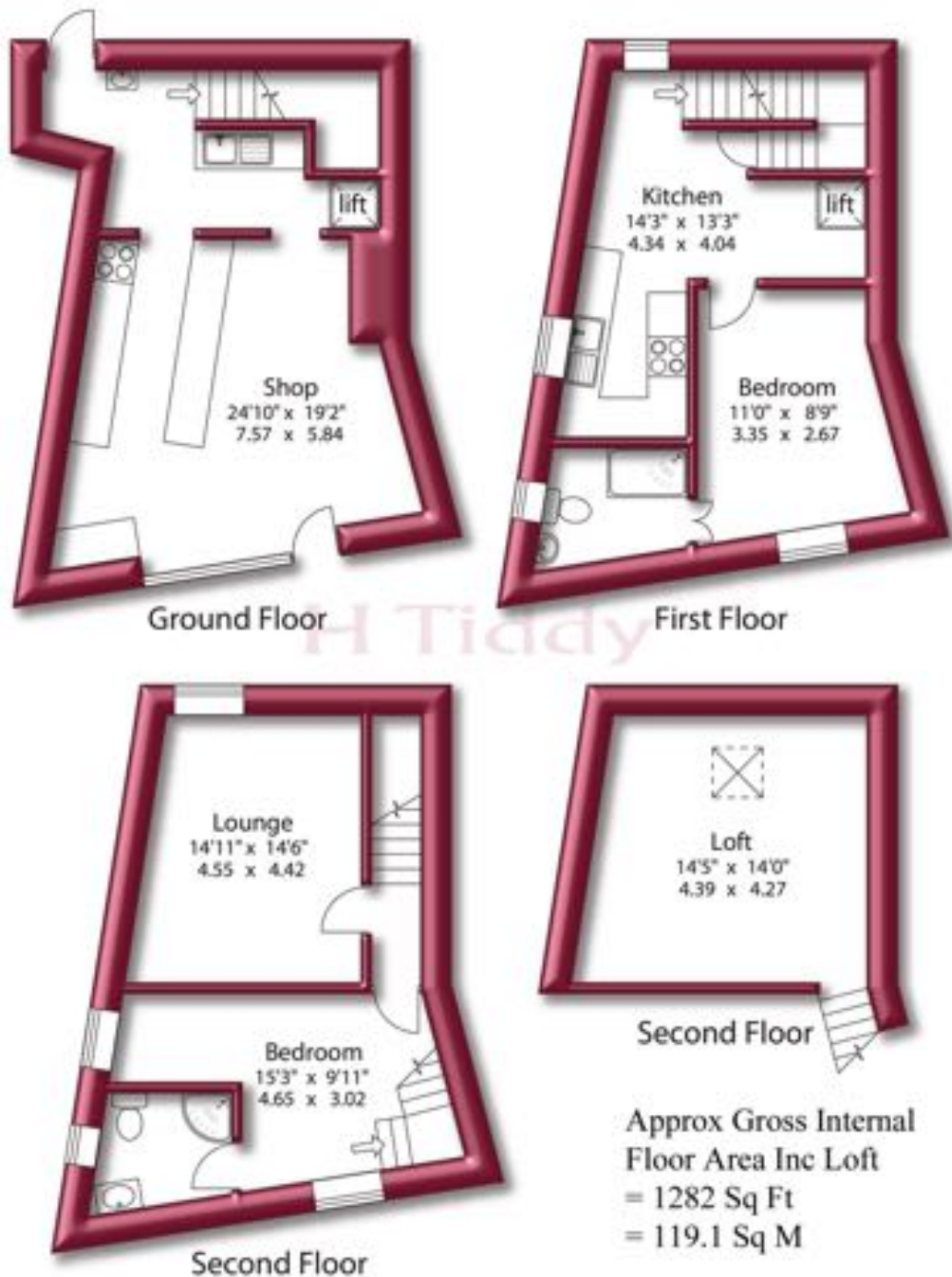
St Mawes – 16.5 miles. Cathedral City of Truro – 16 miles. St Austell – 6 miles with London Paddington 4 hours by rail. Newquay Airport – 20 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). Plymouth – 45 miles. Exeter - 82 miles.

### **Location – 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.







For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating F. Council tax band A.

### 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.

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