



### 'Albion House', 55 Polkirt Hill, Mevagissey.

**£495,000**

A superb double bay fronted 5 bedroom Victorian residence with a wealth of character features commanding stunning marine views over Mevagissey harbour and beyond over St Austell bay and along the Cornish South Coast.

- Stunning sea views
- Contemporary fittings
- Many character features retained
- Five bedrooms
- Generous proportions
- Successful holiday let

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# Albion House

## Polkirt Hill

### Mevagissey PL26 6UR

#### The Area

The fishing village of Mevagissey with its huddle of fisherman's cottages and period buildings surrounding its pretty inner and outer harbours is still home to an active fishing fleet. Mevagissey provides excellent day to day shopping facilities including general stores, inns, restaurants and small family trading shops. There is a community centre, aquarium and local primary school. To the north east lies the main town of St Austell which has just finished undergoing a circa seventy five million pound town centre regeneration, which sees retail and commercial facilities greatly enhanced. The town has a main line railway station offering a direct link to London Paddington and Newquay airport provides daily shuttle flights to Stanstead and Gatwick.

This area is rich in interesting attractions such as the Eden Project, Lost Gardens of Heligan and three notable golf courses at Polgooth, Duporth and Carlyon Bay.

#### The Property

The house has many Victorian character features including wide dog legged stair case, arched mouldings and ceiling roses and high skirting's combined with modern contemporary improvements including the beautiful well equipped kitchen and sleek family bathroom all having glorious views to the harbour and across the bay – the views really need to be seen to be fully appreciated. Downstairs there is a large open plan kitchen and dining room and a lovely character suiting room with large bay window taking in the sea views, and a well appointed utility with adjoining shower and wc. Upstairs there are three bedrooms on the first floor with a family bathroom and two further bedrooms on the second floor with stunning views and a separate shower with wc. Off the kitchen is an enclosed pretty courtyard garden ideal for alfresco dining.

#### The Accommodation

Door to:

**Entrance Vestibule** – mosaic pattern tiled floor, door to:

#### Reception Hall 18' long L shaped

A very impressive and sizeable hall with stairs to first floor, moulded arch, door to:

#### Cloakroom/wc

White contemporary wc and hand basin, window to rear.

#### Sitting room 18'2 x into bay x 13'2

A super main reception room with glorious views to the harbour and St Austell bay, sash bay window to front, open fireplace, cornice ceilings, moulded ceiling rose, contemporary radiator.

#### Dining room 13'7 x 12'3 plus sash window

Large sash bay window to front with glorious sea views, ornate period style fireplace, tiled flooring, moulded ceiling cornice and ceiling rose, breakfast bar, open plan to;

#### Kitchen 12'6 x 11'5

Dark luxury hardwood fitted units with cream roll top stone composite work tops, Corin style sink, luxury Miele appliances include: Dishwasher, Oven & grill, Microwave, Fridge & Freezer, Electric halogen hob, Wok station, marble effect floor tiles double doors to rear courtyard gardens, door to:

#### Utility 9'1 x 8'8

Slate effect floor and wall tiles, double bowl sink, twin dryers, linen cupboard and hot water tank, store cupboard, door to:

#### Shower & wc

Slate effect tiling, large walk in shower with luxury 'Grohe' multi jet shower, white wc.

#### First floor landing

Stairs to second floor bedrooms, cupboard under, window to rear, doors to:

#### Bedroom 1 15 x 12'11

A good size character room with lovely sea and harbour views, ornate character fireplace, sash window to front, small window seat, radiator.

#### Bedroom 2 12 x 12'3

Another good size character room with lovely sea and harbour views, ornate character fireplace, sash window to front, built in wardrobe, radiator.

#### Bedroom 3 12'2 x 10

Window to rear aspect, small built in wardrobe, radiator.

#### Family Bathroom

Luxury Villeroy & Boch suite in white with roll top free standing bath, hand wash basin, wc, built in flat screen TV, marble effect tiles, sash window with views to the harbour and bay.

#### Second Floor

#### Bedroom 4 15'6 x 13'7

Good size room with 2 velux windows to front having sea and harbour views, radiator, currently presented as a family room.

#### Bedroom 5 15'5 x 10'5

2 velux windows to front having sea and harbour views, radiator, also currently presented as a family room.

#### Shower/wc

White suite – wc, hand wash basin, velux window, shower cubicle.

#### Courtyard gardens

At the rear there are well presented enclosed courtyard gardens with large seating area ideal for alfresco dining, large fern and flowering shrubs, Pampas grass, brick built flower beds with useful wood storage shed.

#### Front

To the front there are steps leading up to a stone paved terrace which offers very impressive panoramic views over the harbour and St Austell bay and up along the South Cornish Coast, there is a side alley with further wood storage shed.

**Services** – mains water, drainage, electricity, oil fired boiler.

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Pure Cornwall has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Pure Cornwall advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.