



### Description

A fabulous opportunity to acquire a sizeable reverse level three bedroom detached property requiring modernisation, having the benefit of views over Mevagissey harbour out to sea and the surrounding countryside, set in 0.213 hectares/0.52 acres. The property enjoys a secluded location off Valley Park Lane, within walking distance of the centre of Mevagissey, and may offer the potential for further development, subject to any requisite consents, upon which interested parties must make and rely upon their own enquiries of Cornwall Council planning department.

### Situated

Mevagissey is a popular traditional Cornish fishing village, with a working harbour and a range of bespoke shops, cafes and restaurants catering for every day requirements, with further facilities and amenities available at nearby St Austell, along with a mainline railway station and educational facilities catering for all age groups.

### Ground Floor

Entrance hall, two double bedrooms and office.

### First Floor

Large landing, dual aspect sitting room, kitchen, master bedroom, shower room and separate WC.

### Outside

Gardens and grounds of circa 0.213 hectares/0.52 acres.

### Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

G

### Council Tax Band

D



### Note

We understand that further land may be available to purchase by separate negotiation with the vendors. Measurements have been taken using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

