

Chy-An-Mor

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Gorran Haven, St Austell, Cornwall, PL26 6NZ

Mevagissey 3.5 miles Gorran Haven Beach and Quay 250 yards St Austell 9 miles Truro 15 miles

A particularly spacious detached residence at the eastern end of Perhaver Park with fine coastal, beach and sea views

- Fine Position
- Deceptively Spacious 4-Bedroom House
- Superb Views
- 1,516 sq ft
- Warranting Some Improvement
- Good Sized Gardens & Garage
- Private Drive & Parking
- No Forward Chain
- Council Tax Band E
- Freehold

Guide Price £550,000

SITUATION

Situated at the very eastern end of Perhaver Park, Chy-An-Mor stands in a commanding position with some fine views over Gorran Haven down to the beach and the quay, along the coast and out to sea.

Gorran Haven is a sought after and popular coastal village which boasts its delightful sandy beach and stone quay, adjacent to National Trust land and all situated in an Area of Outstanding Natural Beauty. The coastal footpath offers scenic walks to the south via Maenease Point to Vault Beach and to the north lies Chapel Point and Mevagissey.

The village itself offers a range of local amenities with a more extensive selection found at Mevagissey arranged around its array of cobbled streets and charming harbour. The town of St Austell is about 9 miles to the north where there is a wider range of facilities including comprehensive shopping, banking, schooling and recreational amenities. Some 16 miles to the west is the cathedral city of Truro which forms the retailing administrative and cultural centre of the county.

Both St Austell and Truro have mainline railway stations connecting with London Paddington whilst Newquay Airport on the north coast offers a number of scheduled domestic and international flights.







DESCRIPTION

The vehicular approach to Chy-An-Mor is via a walled drive providing parking which leads to turning areas on the southern side of the house where there is direct access to a Garage. There is also a pedestrian approach from Perhaver Park.

The 'topsy-turvey' accommodation to the house extends to about1,516 sq ft with a layout as shown on the attach floor plan for identification purposes which was originally designed so the main day to day rooms take full advantage of the fine outlook. Today, the house offers light and airy accommodation, which warrants some updating and refurbishment, or which may possibility attract interest from more ambitious purchasers looking to adopt and create a re-modelling and improvement programme, such as a wrap-around upper level balcony for instance.

On the upper level is an Entrance Porch and Central Hallway with doors off to the dual aspect Living Room, Kitchen, two Bedrooms and Family Bathroom. The Living Room is a well-proportioned room with dual aspect which fully enjoys the sea and coastal views via a pair of fine picture windows. The Kitchen includes a Shaker style range of base and eye level units with rolled worktop surfaces to splashback tiling and includes a stainless steel sink unit, space for electric cooker with extractor hood over and space and plumbing for a washing machine and dishwasher.

On the lower ground floor level is a Central Hall with doors off to two other Bedrooms, a Shower Room, a good sized front Conservatory, as well as an integral door to the Garage.

Outside are spacious lawn gardens on three sides, flowerbeds and a small decked area. The gardens are generous in size which lie mainly to thr north, east and south of the house.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Proceed down the hill into the village and take the first turning on the left into Portheast Way. Drive to the end of the road and turn right and after a short distance, left into Perhaver Park. Drive for about 300 yards and Chy-An-Mor will be seen on the right-hand side – shortly before the turning to the left into Perhaver Park.

SERVICES

Mains water, electricity and drainage connected. Oil-fired central heating.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: EE, 02 and Three good outdoors and variable indoors and Vodaphone good outdoors (Ofcom).

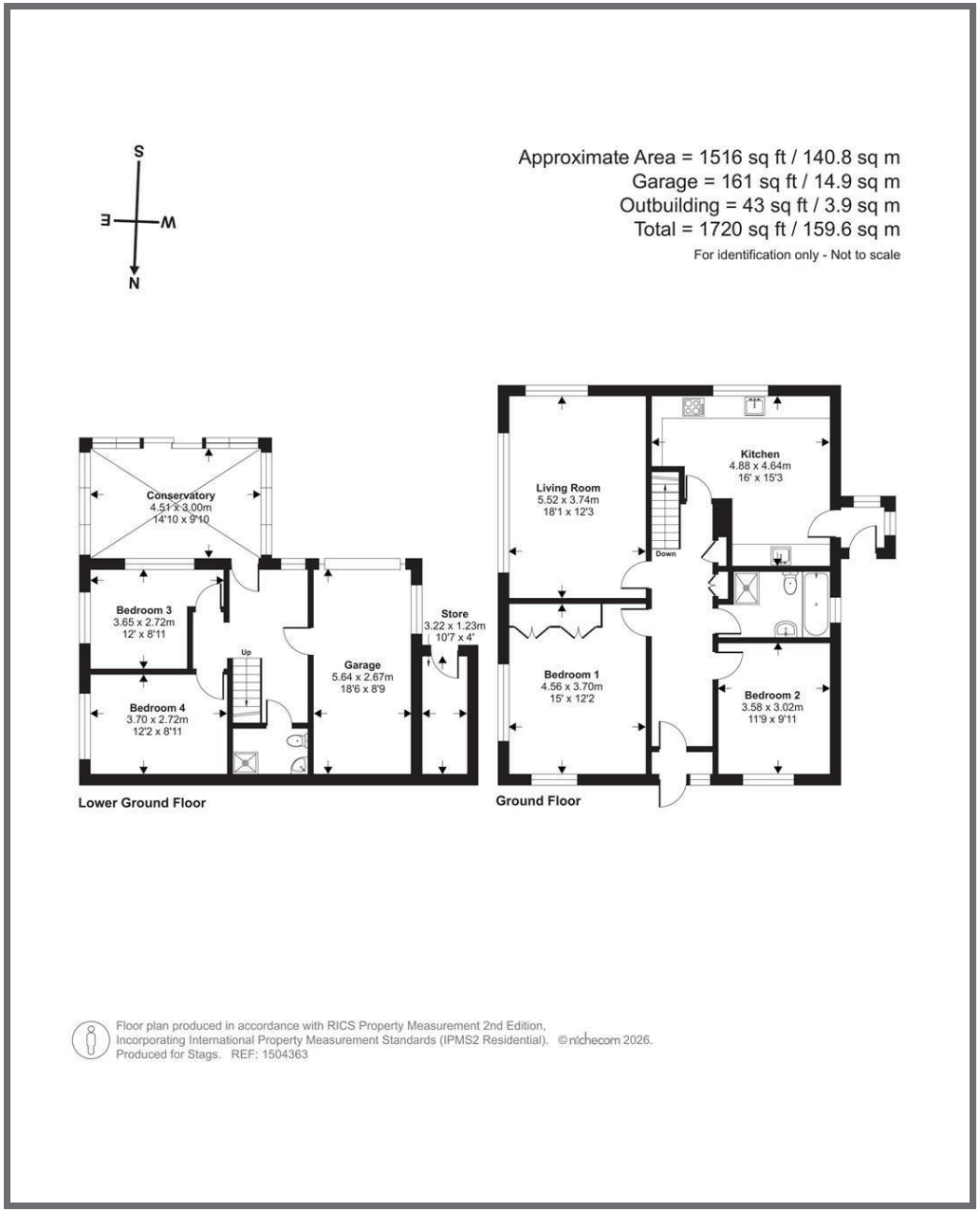






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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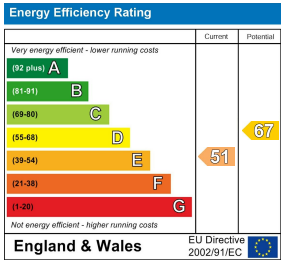

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