



19 The Cliff

19 The Cliff, Mevagissey, St. Austell, Cornwall, PL26 6QT



Central Harbour St Austell 5 miles

One of Mevagissey's iconic harbourside period properties with a 3/4 bedroom main house and separate 1 bedroom apartment with water views

- AUCTION GUIDE £175,000 - £225,000
- Must be Sold
- Grade II Listed
- 3-4 Bedroom Two Storey House
- 1-Bedroom Self-contained Apartment
- Harbour Views
- Some Updating Warranted
- Small Outside Terrace with sea Views
- Freehold. Council Tax Bands B and A
- Public Auction Thursday 23rd April 2026  
End Bidding Time 5.30pm

Auction Guide  
£175,000

#### METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior). The auction end date with Bamboo Proptech is Thursday 23rd April 2026 at 5.30pm. The Vendor reserves the right to alter the lot prior to the auction end date. The lot can be accessed via Stags' website – [www.stags.co.uk](http://www.stags.co.uk) on the Auction Page.

#### SITUATION

Primely situated up above the quay and general "hustle and bustle" in the central Conservation Area of Mevagissey with elevated and uninterrupted views of the inner harbour, 19 The Cliff is approached over pedestrian paths and boasts a superb position. The historic village of Mevagissey, which is an Area of Outstanding Natural beauty, is renowned for its picturesque myriad of narrow streets around the inner and outer working harbours where there are numerous public houses, cafes, restaurants, gift and everyday shops. The market town of St Austell is about 5 miles to the north and offers a more comprehensive range of shopping, schooling, social facilities and amenities and there is a railway station on the London Paddington main line.

#### DESCRIPTION

As shown on the floor plan, the complete accommodation for 19 The Cliff is arranged over three storeys, with the main house forming the upper two levels and the apartment the lower ground levels - each with independent accesses.

The main house offers an Entrance Hall, 3 Bedrooms and a Shower Room on the upper level - all of which all benefit from superb uninterrupted views of the harbour. There are 3 stairs which lead down to the middle level which includes an Internal Hall with access to spacious open-plan Living Room with exposed stone wall, wood-burning stove and kitchen area with range of fitted units and space for appliances. Adjacent is a 4th Bedroom/2nd Reception Room and also on this level is a Bathroom. Again, all these main rooms benefit from impressive views of the harbour.

Outside is a small Seating Space which enjoys elevated views over the outer harbour and the sea beyond.

The Apartment offers a small Reception Space, Shower Room, Kitchen/Living Room, with range of fitted units and space for appliances, and a Double Bedroom. The Kitchen/Living Room and Double Bedroom benefit from views of the harbour.

No dedicated parking. Parking is available on the harbour and permits may be obtained from the harbour master's office.

#### VIEWING

Strictly by appointment with Stags' Truro office 01872 264488.

#### DIRECTIONS

Park in Mevagissey and walk to the harbour. Northern side of the harbour and immediately after the café, She Sells, bear to the left and walk up the path with the low wall on the right. Continue straight on and 19 The Cliff will be seen on the right-hand side after about 40 yards walk.

#### SERVICES

Mains water, electricity and drainage connected. Night storage heaters. Broadband: Standard and Superfast available (Ofcom). Mobile phone: 02/Vodafone good outdoors and indoors: EE good outdoors and variable indoors: Three good outdoors (Ofcom).

#### PROOF OF IDENTITY

Under Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person who intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

#### BUYERS AND ADMINISTRATIVE FEES

The successful Purchaser(s) will be liable to pay the sum of £5,000. From this a Buyer's Fee of £2,400 including VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £2,600 forms part of the 10% deposit.

An additional Administration Fee of £1,200 including VAT will be payable by the successful Purchaser immediately after the auction.

#### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the £2,600 paid online) within 48 hours at the end of the Online Auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor and cover the Money Laundering Regulations in advance of the auction.

#### AUCTION LEGAL PACK

A copy of the legal pack and Special Conditions of Sale are available online to be downloaded, via the tab on the Online Auction Property Listing page. Prospective bidders will need to register with the Bamboo Proptech Online Platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective bidders are strongly advised to inspect the legal pack which may/will contain material information regarding the property and to consult legal advice prior to bidding.

#### SOLICITOR ACTING

Charles French Solicitors, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, St Austell, Cornwall, PL25 4EJ. FAO: Ms Gemma Ellison. Email: [gemma.ellison@charlesfrench.co.uk](mailto:gemma.ellison@charlesfrench.co.uk) Telephone: 01726 839001.

#### COMPLETION DATE, TENURE AND POSSESSION

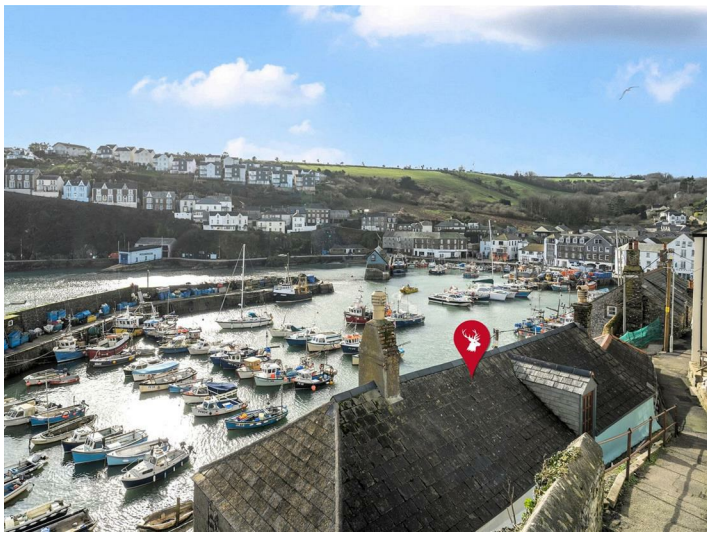
The completion date will be as dictated by the solicitor and included in the legal pack. Freehold with vacant possession.

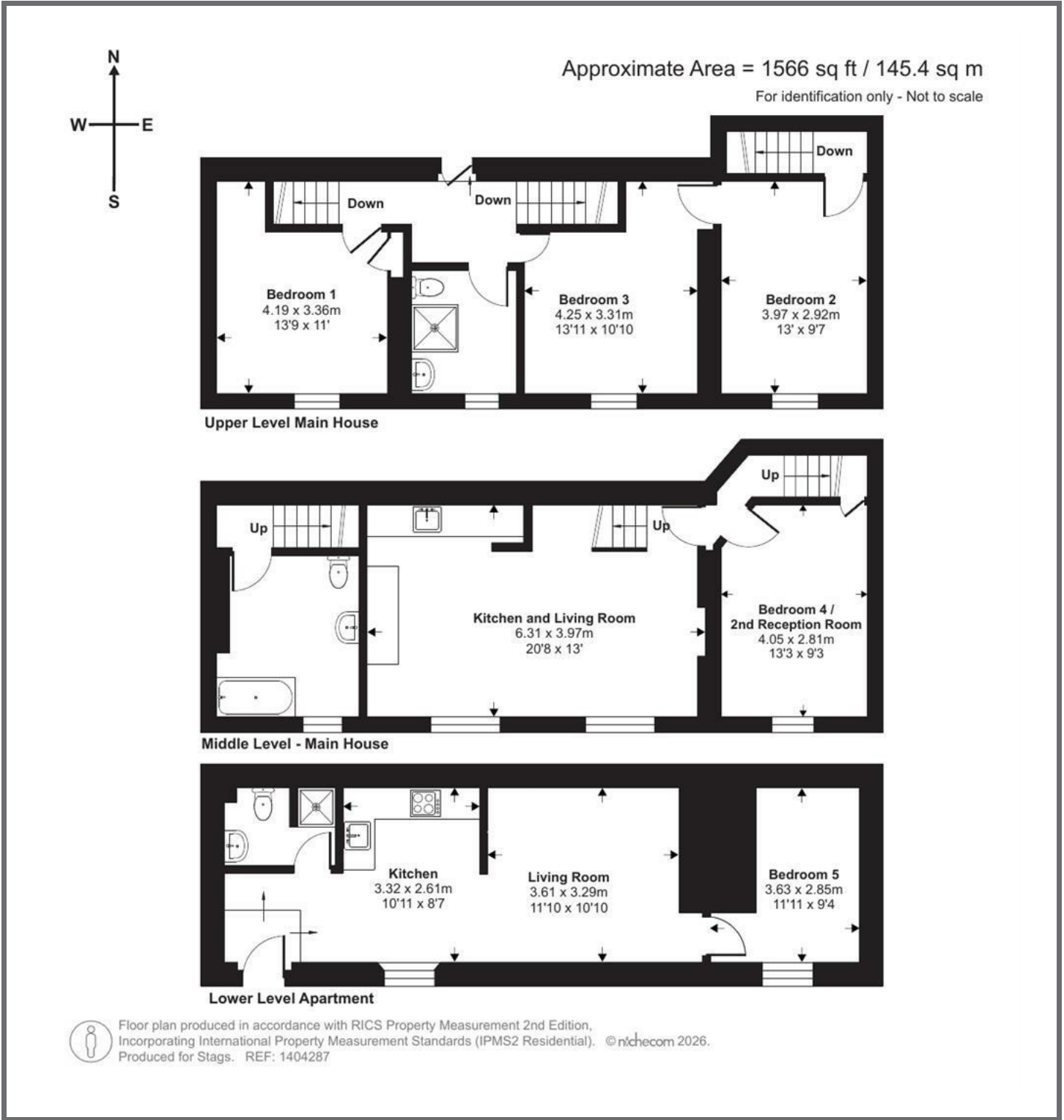
#### DEFINITION OF AUCTION GUIDE PRICE AND RESERVE PRICE

Guide Price is an indication of the Seller's expectation. Reserve Price is a figure below which the auctioneer cannot sell the lot at auction. We expect the Reserve Price to be set within the guide range. Guide Prices may change at any time prior to the auction.

#### SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the Special Conditions of Sale/Auction Information Pack and in case of any inconsistencies, the provisions of the latter shall prevail. Special Conditions of Sale/Auction Information Pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.





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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-68) D
(55-68) D	(49-54) E	(39-48) F	(21-38) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		68	21

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