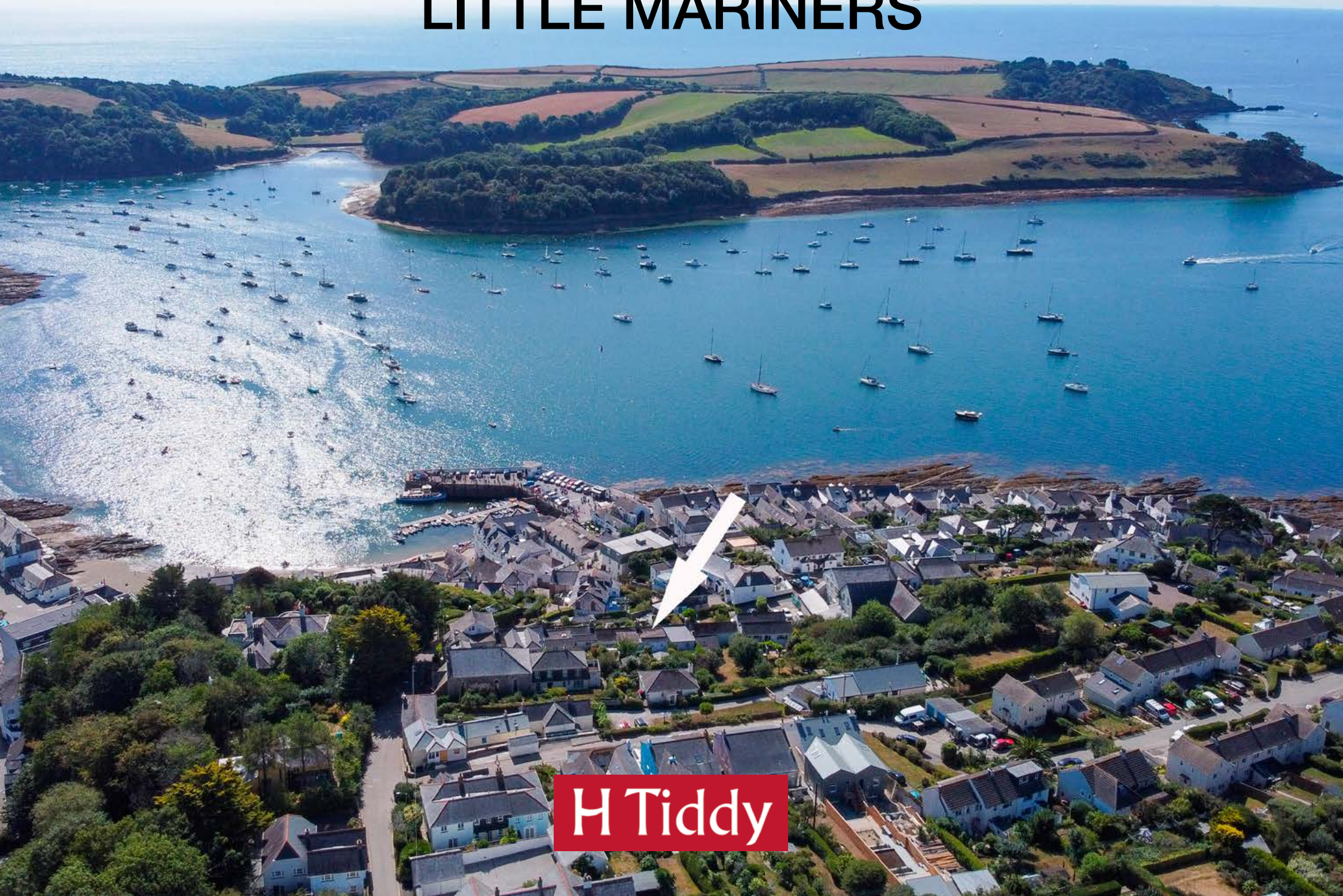


LITTLE MARINERS



H Tiddy

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12 CHAPEL TERRACE, ST MAWES, CORNWALL, TR2 5BH

A charming and tastefully appointed period seaside retreat with beautiful harbour, beach and countryside views. Set amidst gardens front and rear, this stylish traditional cottage combines character features with a chic interior and a relaxing location. The exclusive St Mawes waterfront is only a 180 yard walk away where beaches, shops, pubs, restaurants and a variety of marine activities to cater for all ages are on the doorstep.

The accommodation comprises:

Ground Floor: Entrance Porch, Living Room, Kitchen / Dining Room, Shower Room.

First Floor: Landing with Sitting Area with delightful beach and river views (formerly a third bedroom), Main Bedroom with cast iron fireplace and glorious harbour views, 2nd Double Bedroom with access on to the rear garden, stylish Bathroom.

Outside: Gardens Front and Rear, Sun Terrace, Rear Timber Chalet.

Location summary – (distances and times are approximate)

St Mawes Harbourside: 180 yards walk. Tavern Beach: 350 yards walk. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with regular flights to London. St Austell: 15 miles with London Paddington 4.5 hours by rail.

Viewing only by appointment with H Tiddy.



H Tiddy

ESTATE AGENTS AND PROPERTY CONSULTANTS

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St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and castle. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Local Amenities

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. It has a wide range of amenities, which are open all year, including butcher, baker, convenience store, post office and newsagent, doctors, hairdresser, dentist, pharmacy, village hall, church, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Michael Caines (Maenporth and Porthleven), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

Little Mariners is a deceptively spacious fisherman's cottage which has a very welcoming atmosphere. Formerly three



bedrooms, an open plan sitting area now exists on the first-floor landing offering a relaxing area to capture the wonderful views over the harbour. This south-facing property is pleasantly located in a conservation area in one of the villages' most sought after and oldest terraces. Sympathetically updated in recent years, this light and airy home has many interesting old features such as panel doors, beamed ceilings, and fireplaces which blend with elegant modern comforts such as double-glazed wooden sash windows, and under-floor heating to the stone flagged floor in the living room and modern shaker style kitchen / dining room. Both the downstairs shower room and upstairs bathroom offer style and a contemporary feel.

Externally, the part lime washed and exposed stone walls naturally blend on to the front south facing sun terrace, whilst the rear upstairs bedroom provides direct level access to a private rear garden with detached timber chalet which has potential, subject to any necessary planning consents.

The Views

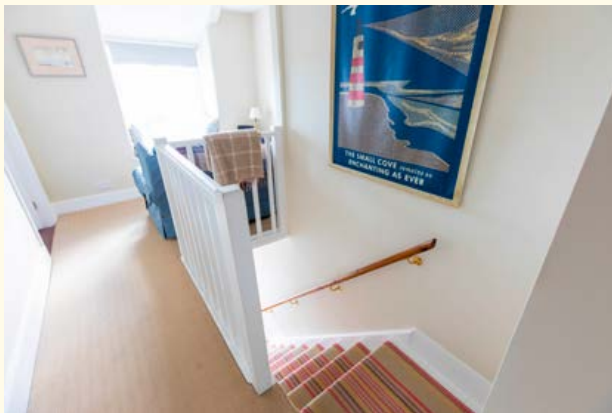
With a southerly aspect and elevated position, all the property's principal rooms and outside sun terrace provide glorious views over St Mawes Harbour encompassing Summers Beach, the Percuil River, across to Place and the unspoiled part-wooded National Trust owned St Anthony Headland beyond.

Little Mariners

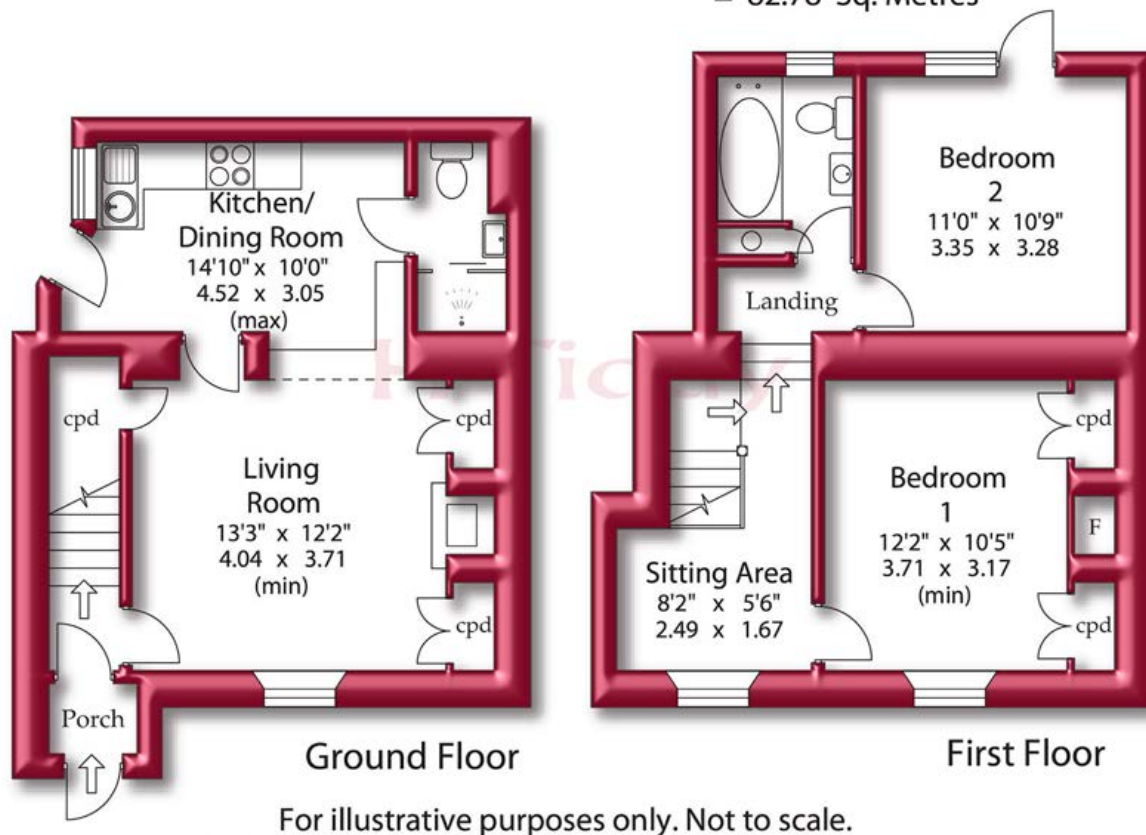
Upon entering through the entrance porch, and hall, one will be initially impressed with the Living room which features open beams and a fireplace with wood-burner inset and two shelved alcoves with cupboards either side. A wooden double glazed sash window, with seating, captures the harbour and beach views which follow through to the Kitchen / Dining room which has a clever large opening in the dining area which has built in seating. The shaker style kitchen has integrated appliances and a rear door with steps rising to the rear garden. An older style timber door leads a tasteful shower room.

The first-floor landing has a seating area with feature double-glazed window as a focal point to admire the beautiful views. This area was formerly a third bedroom. The main bedroom has a cast iron fireplace, wooden floor and a double glazed sash window, with seat, to admire the enchanting views. Off the rear landing, is the tasteful bathroom and rear double bedroom which has a door allowing level access to the private rear garden.

The front and rear gardens are a major attraction of the cottage, landscaped for ease of maintenance and privacy. The south facing front garden has a large sun terrace landscaped to maximise the wonderful vista, ideal for sun-bathing, relaxing and alfresco dining. The private rear garden has a selection of flowering shrubs and plants as well as housing a timber chalet (9'7 by 9'5) complete with electricity. Subject to any necessary planning consents, this has potential for further ancillary accommodation. To the rear of the chalet is a log store.



Little Mariners
Approx Gross Internal Floor Area = 893 Sq. Feet
= 82.78 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services: Mains water, electricity and drainage. Television Points. Telephone (Superfast Broadband enabled). Electric Underfloor Heating in the living room and kitchen plus recently updated Electric Radiators throughout.

Energy Performance Certificate Rating: E

Council Tax Band: Business Rated.

Tenure: FREEHOLD.

Holiday Letting Income: The property is currently let with Classic Cottages and has an established holiday letting history.

Agents Note: With the exception of the sellers' personal belongings, fixtures, fittings, contents and furnishings are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy. The property is currently a holiday let with viewings only possible on Fridays during the weeks the cottage is occupied.



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.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.



H Tiddy