



## LITTLE VENN, 2 BOHELLA ROAD, ST MAWES, TR2 5DL.

### Accommodation

Ground Floor: Entrance Porch, Living Area, Kitchen,  
Bedroom 1 with En Suite Shower Room.

Lower Ground Floor: Study, Bedroom 2, Shower Room.

Outside: Small Courtyard.

Guide Price **£525,000**

Leasehold

Viewing only by appointment with H Tiddy

This centrally located cottage-style two storey maisonette is conveniently situated away from the main road yet within yards of the harbourside. There is the added benefit, via the rear door from the lower ground floor, of a small passage (accessed by only a couple of properties) leading to the waterfront and St Mawes harbour. This quaint cottage has good sized accommodation throughout, ideal for families, a retiring buyer or for those looking for an investment with an established letting income from holiday letting.

From Bohella Road a small courtyard leads to the porch, ideal for shoes, coats and storage, and front door. This opens out into the living dining room which is very cosy with some views towards the harbour. An L-shaped room, it is cleverly laid out being open-plan to the kitchen tucked away at one end. The kitchen is well equipped with 'Shaker' style cupboards giving a lovely country feel. Also on this floor is the main double bedroom which is of good size with some partial harbour views and an en suite shower room with quirky curved wall.

On the lower ground floor is a spacious hallway with storage cupboards and doors leading to the shower room, study which could be utilised for a number of uses, and the double bedroom which has a door leading to a shared alleyway to the waterfront.

Overall, this is a rare opportunity to acquire a lovely character cottage style property in the sought-after renown village of St Mawes which offers spacious accommodation in such a central location.

**Location Summary** – (distances and times are approximate)

St Mawes Quay and Sailing Club: 100 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London (80 minutes), and Manchester (80 minutes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Plymouth: 58 miles. Exeter: 97 miles.

**Location – St Mawes**

This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butcher, bakers, convenience store, post office / newsagent, doctors, hairdresser, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. 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.

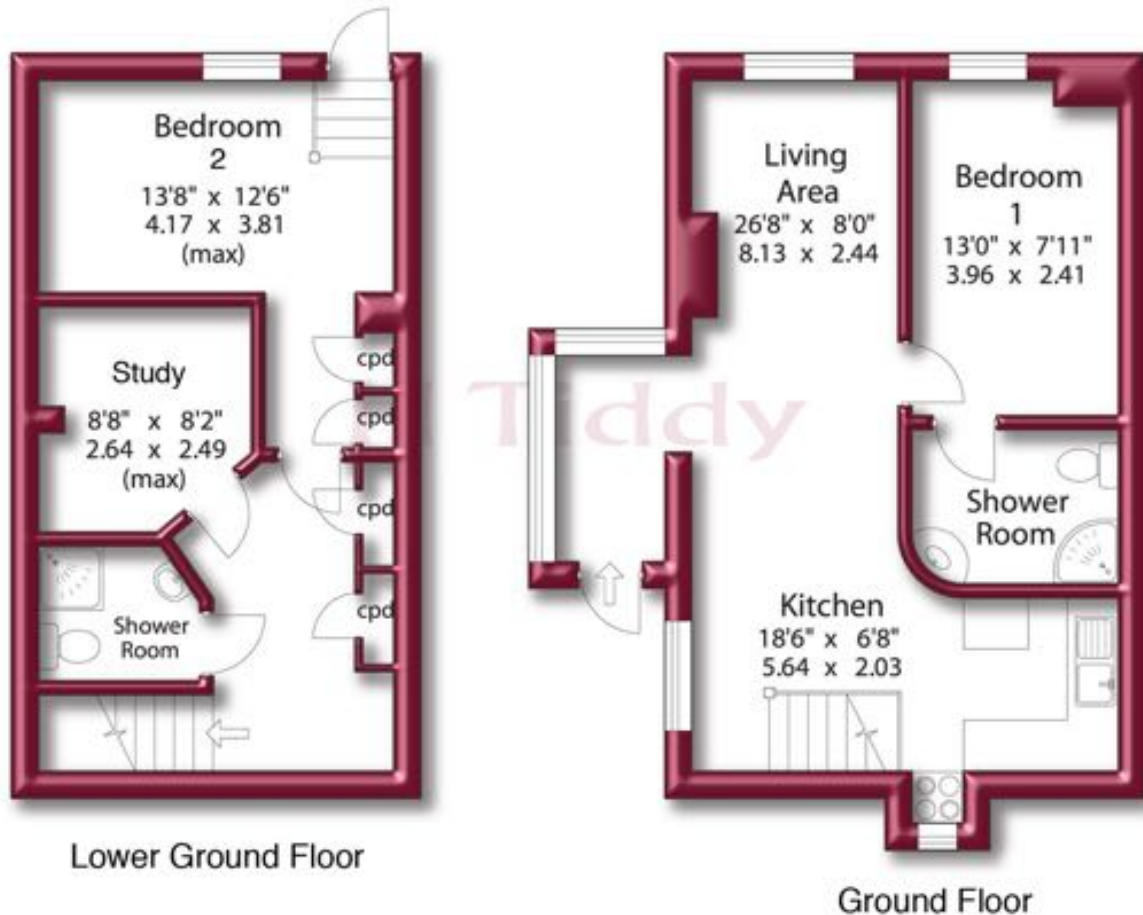
Recently, Cornwall has been enjoying a renaissance. It offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate St Ives. The Cathedral city of Truro is the main financial and commercial centre of Cornwall. It has a fine 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), Paul Ainsworth (Padstow), and Aaron McNamara at the Driftwood, Rosevine.







Approx Gross Internal Floor Area = 851 Sq. Feet  
= 78.89 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Electric heating. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

### Tenure

Leasehold – 988 years to run (2023). Annual buildings insurance £525.37 (shared with Upper Venn). Peppercorn ground rent.

### Holiday letting

Let at present via cottages.com. Viewing only on changeover days (Saturday) when property is let.

Energy performance certificate rating E. Council tax band C.

### 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.

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