



SEPTEMBER COTTAGE, COMMERCIAL ROAD, ST MAWES, TR2 5DN

Accommodation

Kitchen Diner, Living Room, Cloakroom,
First Floor Landing, Bedroom 1 with En Suite Shower Room,
2nd Bedroom with Mezzanine Level off, Family Bathroom.
Private Walled Garden to Rear, Timber Summerhouse.

Guide Price **£650,000**

Freehold

Viewing only by appointment with H Tiddy

A very attractive fine stone cottage located in central St Mawes which is tucked away in a quiet spot just off the waterfront. This beautifully looking period cottage is immaculate throughout with many upgrades over the years creating a very well-equipped cottage with plenty of living and storage space.

Key features to mention are the bespoke window shutters from Shutter Craft, under floor heating, inset spotlighting, the log burner, shaker style kitchen with marble work surfaces and in particular a privately commissioned stained glass window of St Anthony Lighthouse by Daniella Lawson-Dunne set in the bay window of bedroom 1.

Upon entering the cottage, you will immediately notice the stunning finish with the well-equipped kitchen diner, fitted with wall and floor units, which leads into the very spacious living room with an attractive log burner and French Doors to the good size private rear garden. With an open plan style, the rooms flow nicely into each other giving a feeling of spaciousness ideal for entertaining. There is plenty of light throughout from windows to the front and rear. There is also a cloakroom / WC cleverly located behind the stairs.

Upstairs there are two double bedrooms and also an attractive family bathroom leading off the landing. The main bedroom, at the rear of the cottage, has an en suite shower room and a small terrace off, ideal for that first cup of coffee in the morning. The second bedroom sits to the front of the property with a ladder to the exposed mezzanine area, idea for a number of uses including further sleeping accommodation, subject to the necessary consents.

The private enclosed walled garden is a real rarity so close to the waterfront in St Mawes. There is space for a table and chairs to enjoy the peace and quiet and some steps lead up to the timber summerhouse, ideal for many uses.



September Cottage is a mere stone's throw from the harbour and village amenities in St Mawes – an exceptional opportunity to purchase an incredibly appealing cottage of this standard in a central village location.

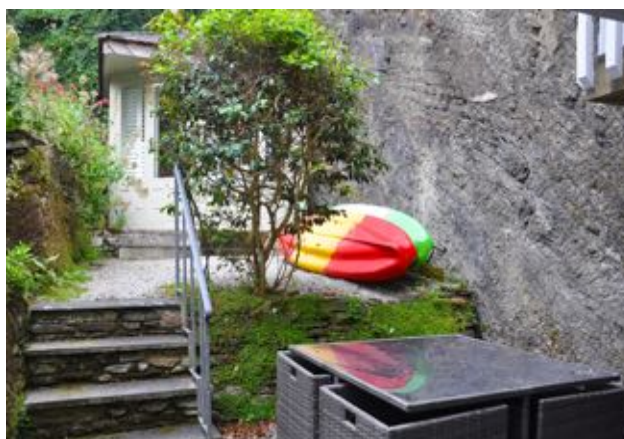
Location Summary – (distances and times are approximate)

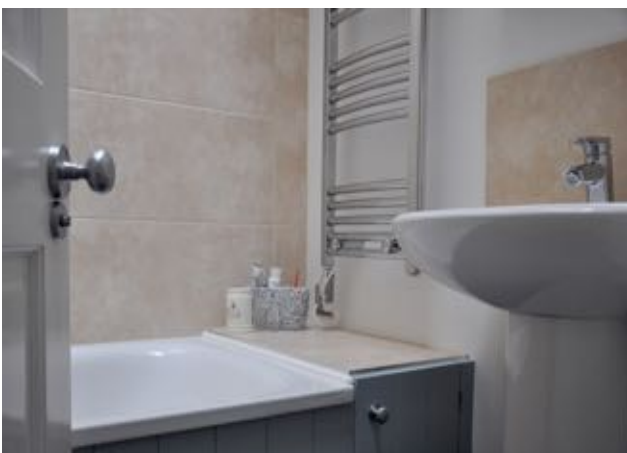
St Mawes Quay and Sailing Club 350 ft. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London (80 minutes), and Manchester (80 minutes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Plymouth: 58 miles. Exeter: 97 miles.

Location – St Mawes

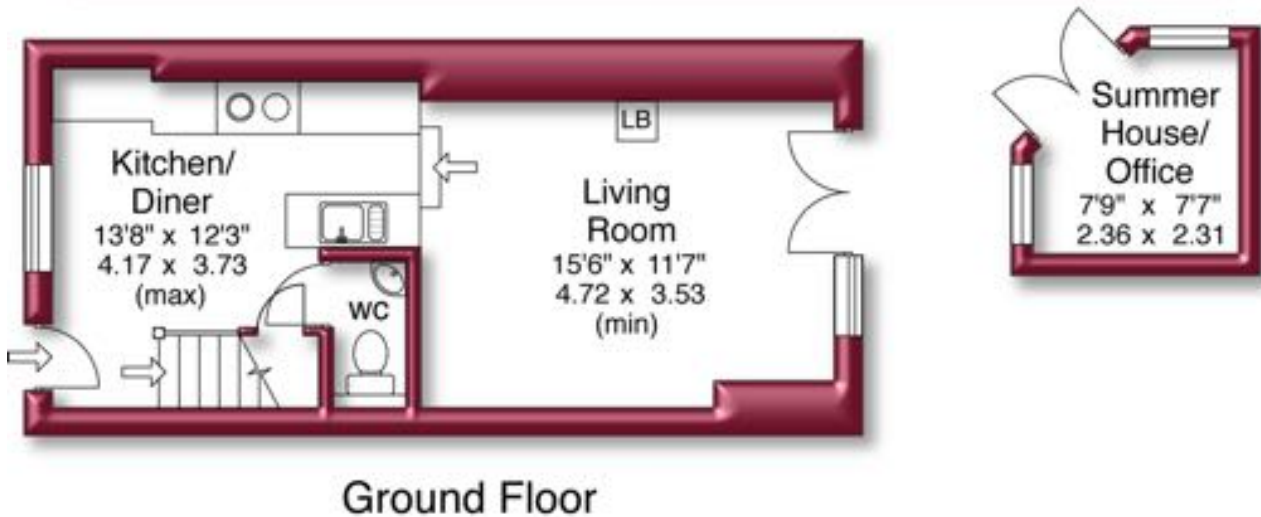
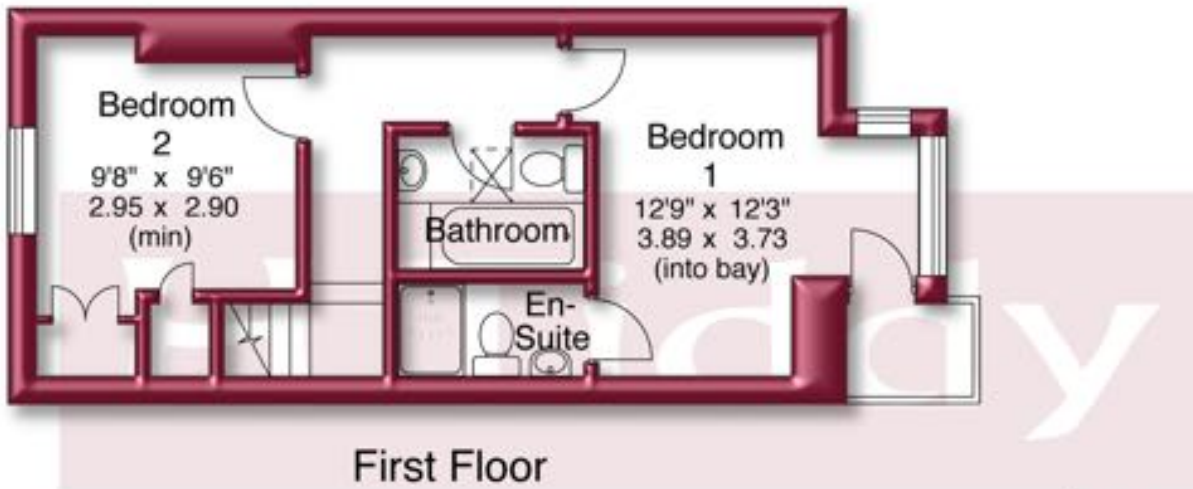
This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, 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.





Approx Gross Internal Floor Area = 792 Sq. Feet
(inc. Summer House) = 73.5 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

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

Energy performance certificate rating G. Council tax band D.

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.