

LITTLE TREHAN



H Tiddy

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7 PEDN MORAN, ST MAWES, CORNWALL, TR2 5BA

A spacious detached chalet style Bungalow located on one of St Mawes' most exclusive roads. Sitting centrally in the plot, with beautifully maintained gardens and ample driveway parking, enjoying views over the village, harbour and bay towards St Mawes Castle, Pendennis Castle and across to the Lizard. This home facing south-west, enjoys a quiet elevated position yet is only minutes from the central village amenities.

*The accommodation comprises:
(Internal Floor Area: 1346 sq ft / 125 sq m)*

Ground Floor: Entrance Hall, 26' Living Room, Kitchen Breakfast Room, Utility, Two Bedrooms, Shower Room.

First Floor: Bedroom, Shower Room.

Outside: Landscaped Gardens with Large Patio to the front and Ample Driveway Parking, Large Workshop.

Location summary – (distances and times are approximate)

Village Centre and harbour-side: 350 yards. Summers Beach: 500 yards. Bus Stop: 250 yards. Sailing Club Quay: 700 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports). St Austell: 15 miles (London Paddington 4.5 hours by rail).



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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. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office/newsagent, doctors, hairdressers, 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.

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. 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.



Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. 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 Treliiske). Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

This well-presented, light and airy chalet style bungalow is warmed by oil fired central heating. The windows and doors are double glazed. The excellent size living room is a very impressive room with space for a dining table, enjoying beautiful views across the village and beyond. There is a wood-burner fitted, perfect for cosy nights in. It has sliding patio doors out to the front terrace, again with lovely views ideal for alfresco dining. The fitted kitchen overlooking the private rear garden has a dining / breakfast area which is of good size and also has a larder cupboard for storage. To the front are two double bedrooms, both light and airy with beautiful views. There is also a shower room downstairs with walk-in shower cubicle, wash basin and wc.

On the first floor is a small landing leading into the largest bedroom. This room has Velux windows with stunning far-reaching views across the bay to the castles beyond. There is also a good size shower room on this floor.



Approx Gross Internal Floor Area = 1346 Sq. Feet
= 125.0 Sq. Metres



For illustrative purposes only. Not to scale.

Outside

The property sits fairly centrally in its plot with the workshop to the rear. The driveway runs from Pedn Moran up to the property with ample parking. There is a good size lawned area with mature plants, shrubs and flower borders which have been well-maintained with steps leading up to the paved terrace ideal for enjoying the sunshine and the views over the village and across to the Castles, Falmouth and beyond. There is also a spacious garden to the rear of the property with a large detached workshop.

Overall, the property is in excellent order but does also offer the chance to update to suit a buyer's needs. With no onward chain this rare opportunity, which has been in the ownership of our clients for 26 years, should be viewed as soon as possible to avoid disappointment.

General Information

Services Mains water, electricity and drainage. Telephone and television points. Double glazing. Oil fired central heating. Woodburning Stove.

NB: The electrical circuit, appliances and heating system have not been tested by the agents.

Energy Performance Certificate Rating: E

Council Tax Band: F

Land Registry Title Number: CL119689

Tenure: Freehold.

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.



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