

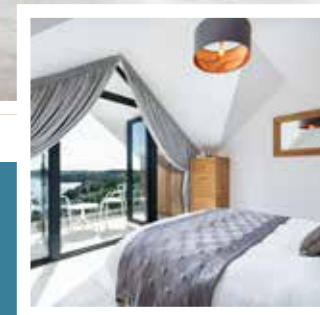
H Tiddy



HUMBERTS & H TIDDY  
PRESENTS

SPINNAKER DRIVE, ST. MAWES TR2 5BS

PRICES FROM £1,500,000



# EXCEPTIONAL, HIGH QUALITY, NEW HOME

An exceptional, high quality, new home overlooking the Harbour and Bay in St. Mawes. With un-rivaled specification, finely built these are homes to be proud of.

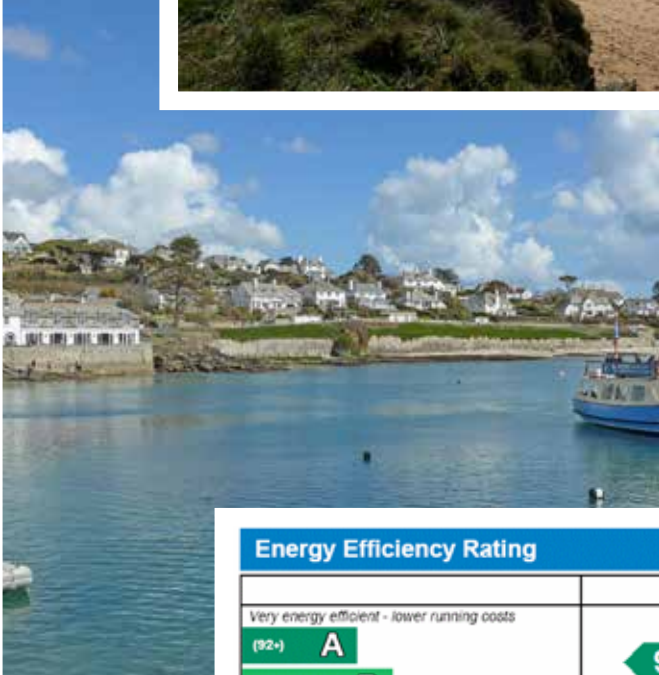
## Features:

- Stunning harbour views
- Very High Specification
- Ultra-High Speed broadband (FTP)
- Ground Source Heat & underfloor heating throughout
- Bespoke kitchen for customisation
- Cinema room, Sonos Multi-room speakers
- Show Home available by appointment



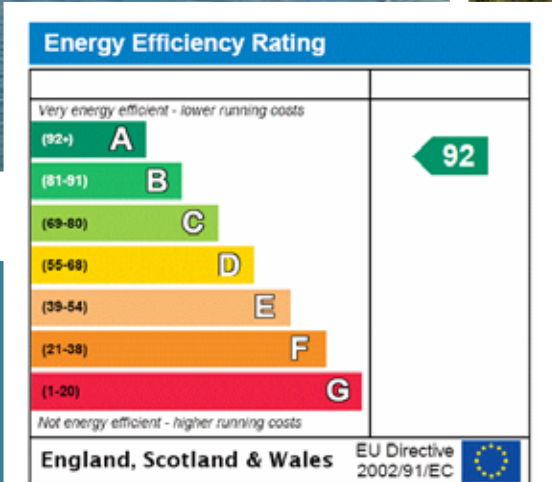
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*Purchasers have the opportunity to work with the kitchen designer to create a design of their own with choices of worktops, cabinetry and potentially alternative layouts. To the rear of the kitchen is a second set of sliding glazed doors which open to the garden whose patio has matching porcelain tiles to those found throughout the house allowing a seamless transition to the garden.*



**Directions:**

Take the A3078 through the Roseland Peninsula following all signs for St. Mawes. Upon entering the village veer right onto Upper Castle Road towards St. Mawes Castle. Take the first left on to Newton Road and the development will be found on the left hand side.



**Services:**

The properties are heated with a ground-source (vertical shaft) heating system with an airflow heat recovery system. There is mains water, drainage and electricity. They have been built to a very high energy standard and are expected to be rated A.

Spinnaker Drive  
Approx Gross Internal Floor Area = 2449 Sq. Feet  
(exc. Garage) = 227.5 Sq. Metres



For illustrative purposes only. Not to scale.



More Information



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