

6 PEN BREA CLOSE



H Tiddy

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ST MAWES, CORNWALL, TR2 5UN

A deceptively light, spacious and superbly presented detached bungalow located in a private position at the end of a quiet residential cul de sac around 700 yards away from the exclusive St Mawes waterfront and village centre. Enjoying far reaching views towards Place Manor and the beautiful National Trust owned countryside on St Anthony Headland, this rare opportunity has beaches, shops, pubs, restaurants, and a variety of marine activities catering for all ages on the doorstep.

Accommodation Summary:

Entrance Hall, Lounge, Kitchen / Dining Room, Utility Room, Cloakroom

4 Bedrooms, Bathroom

Outside: Gardens to Front and Rear, Driveway Parking

Location summary – (distances and times are approximate)

St Mawes Harbourside: 700 yards. Summers Beach: 880 yards. 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

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Location

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), 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

This ready to move into bungalow enjoys a private setting on a cul de sac of just eight properties. Sympathetically and lovingly updated in recent years, this light and airy home has many interesting features including a woodburner with slate hearth, inbuilt shelving and cupboards which blend with modern touches such as double-glazed windows and doors, a shaker style kitchen and wooden flooring with underfloor heating through the kitchen and dining area. Both the bathroom and cloakroom offer a stylish and contemporary feel. Warmed by an oil-fired central heating system, a solar panel is also fitted to

help with rising energy costs. Externally, the rear garden is a real suntrap, landscaped with a sun patio, decked terrace, tool / hobbies shed and lawns with flower and shrub beds dispersed.

Summary

The property has versatile accommodation to cater for those perhaps wanting fewer bedrooms and extra reception space. Suited towards the family or retiring buyer as a permanent or a holiday home, we strongly advise an appointment to view internally to fully appreciate the qualities of this deceptively spacious home.

6 Pen Brea Close – A Brief Tour

A part glazed front door leads into the hall which has doors to the bathroom and living room. The light and spacious living room is south facing with a large double-glazed window which has far reaching views towards Place Manor, and the National Trust owned St Anthony headland beyond. There is a contemporary Stuv wood burner with a slate hearth and inbuilt shelving along with cupboards in the alcove.

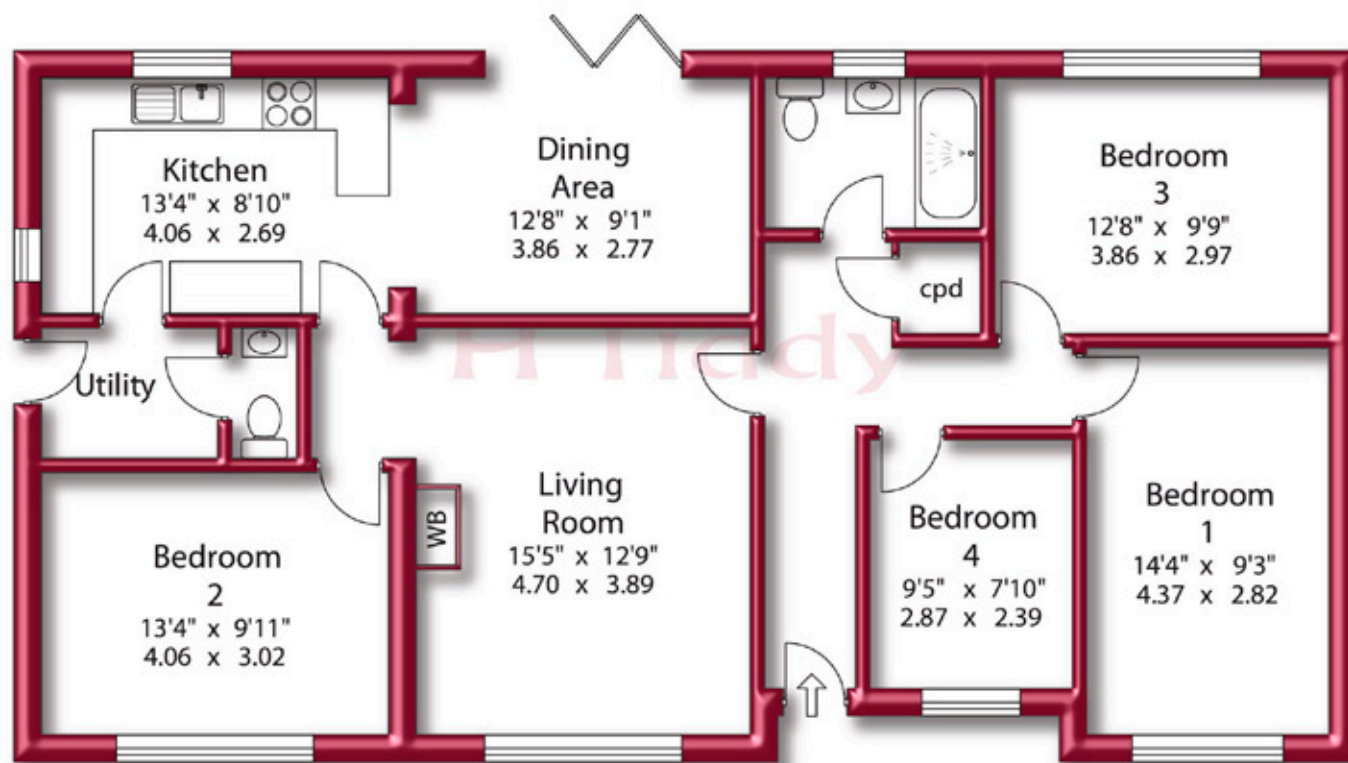
An archway leads to the kitchen/dining room. The modern and stylish kitchen is fully fitted with wall and floor units. It has wooden flooring with underfloor heating, integrated appliances, and windows with views to the rear garden. There is a half-glazed door that leads to the utility area and a cloakroom. The utility area gives access to the back door and has hanging rails for coats etc. An attic access hatch and space to accommodate any additional kitchen appliances. The dining room, open plan from the kitchen, will easily seat 8 -10 people and features bifold doors to the rear garden and decked terrace for dining alfresco or barbeques. Also off the living room is bedroom 2, a spacious double with a large double glazed-window that faces in a southerly direction, with shelving to one wall

Three of the bedrooms are accessed via the inner lobby off the hallway which has a hatch to the attic with a ladder. There are two good sized double bedrooms with fitted wardrobes, one of which has shelving in the alcove. Bedroom 4, currently used as a study, is fitted with two bespoke desks, floor to ceiling shelving and cupboards for filing and storage.

There is an airing cupboard in the hall which has slatted shelving and also houses the fuse board.



Approx Gross Internal Floor Area = 1202 Sq. Feet
= 111.66 Sq. Metres



For illustrative purposes only. Not to scale.

Externally

Approached at the end of the cul de sac via a driveway for approximately 2/3 vehicles, an access path, bordered by shrubs and flowers leads to the front entrance. Further pedestrian access paths run each side of the property to the enclosed and private rear garden. Offering a real suntrap and a good level of privacy, the garden is mainly laid to lawn with hedge borders, decked terrace, woodshed and a paved sun patio area plus a timber shed for tools and hobbies.

General Information

Services: Mains water, electricity and drainage.

Oil fired central heating.

Television Points.

Telephone (Superfast Broadband enabled).

Solar Panel.

Energy Performance Certificate Rating: D

Council Tax Band: D

Tenure: FREEHOLD.

Viewing: Strictly by appointment with H Tiddy.

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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