

CHAPEL HOUSE WEST



H Tiddy



CHAPEL HOUSE WEST, MARINE PARADE, ST MAWES, TR2 5DW.

Ref 2587

A highly specified and superbly appointed 3 bedroom, 2 bathroom, character property, located a stone's throw away from the exclusive and sought-after St Mawes waterfront.

Chapel House West is a unique, very interesting and spacious property, having originally been converted from a former chapel in the 1980's. The property was completely refurbished, renovated and modernised in 2015.

Occupying an exceptionally sheltered sun-trap position, the property has world class views over St Mawes Harbour, St Anthony National Trust Headland, out to Falmouth Bay and miles of open sea beyond. The bay and river are a hive of marine activity all year round and mere photography gives only a flavour of the panorama that must be experienced first hand.

This attractive, light and airy waterside home is built in red brick and offers comfort, a wealth of restored character, as well as combining up-to-date modern contemporary features to add style and an air of distinction.

The property is suitable as a permanent residence as well as a second home, especially for those looking to holiday let. It is rented via Cottages.com (<https://www.cottages.com/cottages/chapel-house-west-ph573594>)

The property has let extremely well in the last couple of years, bearing in mind the Covid situation. In 2021 it let for 27 weeks grossing approximately £31,000. And this year it has bookings for 19 weeks so far which grosses a figure of £22,000. The stylish furniture and contents, with the exception of some personal belongings, are available by separate negotiation. Only by viewing internally can one fully appreciate the true qualities and character of this individual and remarkable property.

The accommodation comprises: Ground Floor: Entrance Hall, Master Bedroom with En Suite Shower Room, Stylish Bath / Shower Room, Inner Hall, Two Further Bedrooms. First Floor: Open Plan Kitchen and Dining Room, Spacious Living Room with Two Balconies. Rear Decked Gardens with Pedestrian Access and Views!

Freehold

Viewing only by appointment with H Tiddy

Location summary (distances and times are approximate)

Tavern Beach: 140 yard walk. St Mawes Quay and Sailing Club: 160 yard walk. Truro: 10 miles via car ferry. Falmouth: 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with all year round regular daily flights to London Heathrow (70 minutes), and Manchester (65 minutes). St Austell: 15 miles with London Paddington 4 hours by rail. Plymouth: 58 miles. Exeter: 97 miles.

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 butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, 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.

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Olly Pierrepont at the Driftwood, Rosevine.

Accommodation – A Brief Tour

Quietly tucked away off the exclusive St Mawes waterfront, proceed through a gate and up a pedestrian pathway, left past Chapel House East and one enters through quintessential wooden arched chapel doors to a light and airy reception hall. A featured staircase with glass panels rises to the first floor. Two arched windows pour light in from the south facing front elevation. To the right is the master bedroom en suite. This 19'6 bedroom suite is a real feature, with two arched gothic style windows, which have beautiful views towards the river and St Anthony Headland. One is able to sit in bed and watch the sunrise! The room has two built in wardrobes and a quality en suite shower room. A few steps lead into an inner hall, with window, cupboards and doors leading to the two other double bedrooms and quality family bath/shower room. Both of the double bedrooms offer wonderful natural light. The quality and spacious bathroom, with separate shower cubicle, has a dimmer switch for relaxing in the slipper shaped bath.

The first floor is not only accessible from the front of the house but also from the rear garden via a pedestrian gate and pathway off Gibraltar Terrace and Church Hill. As one rises up the stairs one can't help but admire the showpiece 18'3 x 18' living room through the glass balustrade. One focal point is the wood-burning stove set on a slate hearth. Offering a feeling of space from its high vaulted and central arched beamed ceiling, two featured balconies are served by tri-fold double glazed doors which have grandstand panoramic river, beach, village,

countryside, bay and sea views that have to be seen first hand to be fully appreciated. By the use of the tri-fold doors, those views extend through the living room and open plan onto the dining room and a contemporary kitchen. From the dining area is an arched handmade window that has further beautiful water views and two French doors that open out to the decked area. The modern kitchen, with solid oak work surfaces, has a full range of Bosch and Smeg appliances that include dishwasher, washer dryer, oven and warming drawer, hob, fridge / freezer and extractor. Lots of light is offered from a window to the rear and two skylight windows.

The spacious decked patio area, a rarity for many waterfront properties, is a suntrap, and takes full advantage of the views. A pedestrian access gate leads onto Gibraltar Terrace and Church Hill where there are a few on-road parking spaces. To one side is a useful timber shed and outside tap.

To conclude, and in our opinion, viewing internally will inspire and certainly not disappoint.

A Brief History

This 1800's red brick chapel was converted and divided into two in the early 1980's to form two individual residential premises. Chapel House West was bought by a local family at that time and was used for many years as overflow accommodation for their family. The property was cared for and loved for many years until it was sold in its original 1980's converted condition in 2014. The property was completely restored in 2015 at which point we sold it to the current owners who have maintained it to a high standard.

General Information

Services

Mains water, electricity and drainage. 'Eco friendly' electric radiators. Telephone and TV points.

Fixtures, Fittings Contents and Furniture

With the exception of some personal belongings, all fixtures, fittings, contents and furniture are available by separate negotiation.

Energy Performance Certificate Rating: E. Council Tax Band: F.

Holiday Letting Income

2021- let for 27 weeks with £27,000 approximate gross income. 2022 – 19 weeks so far (March) grossing £22,000. The owner had withdrawn the property from the rental market early this year to carry out some maintenance work but the letting agent informs us that he feels that, without any restrictions, Chapel House West should let for at least 30 weeks. Viewings can take place on changeover days which are Saturdays, when the property is rented.

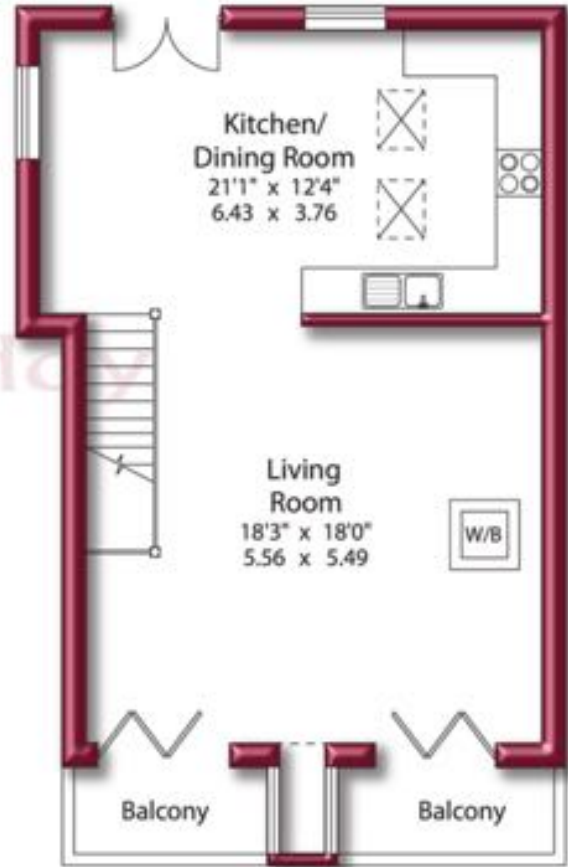
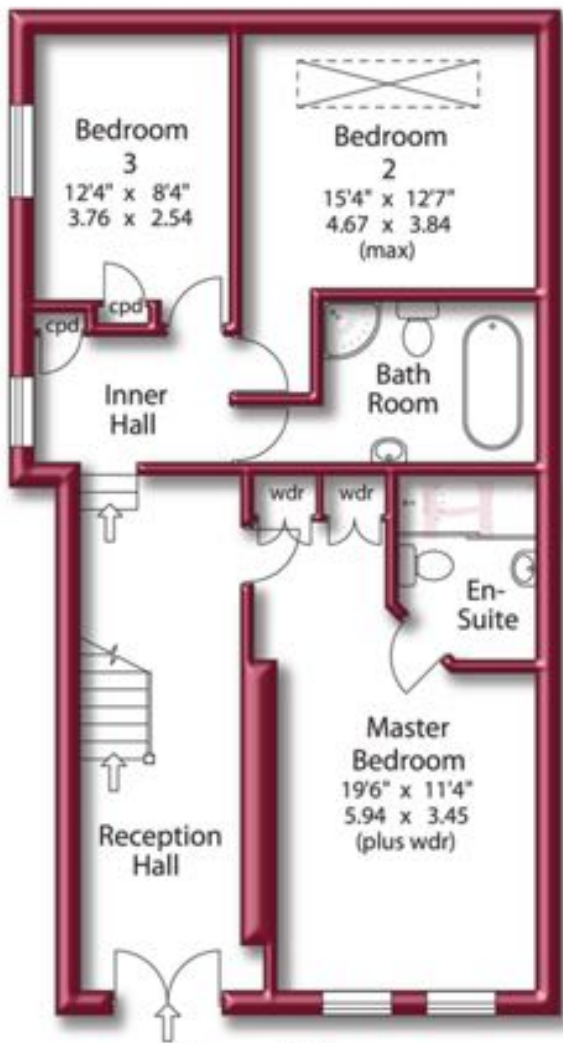
Important Notice

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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Approx Gross Internal Floor Area = 1446 Sq. Feet
 = 134.04 Sq. Metres



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