



ST ANTHONY COTTAGE, HILLHEAD, ST MAWES, TR2 5AL.

Accommodation

Entrance Lobby / Office, Inner Hall, Kitchen, Cloakroom / WC, Living Room.
Landing, Three Bedrooms, Two Shower Rooms.
Parking Area to Front, Patio Garden to Rear.

£595,000

Freehold

Viewing only by appointment with H Tiddy

Located circa 160 yards from St Mawes Harbour, this centrally located cottage style home is tucked quietly away with the rarity of off-road parking. In easy reach of the waterfront, with three bedrooms, parking and courtyard gardens this extremely rare opportunity also offers buyers the chance to put their own mark onto it with some updating required throughout.

Inside the property, on the ground floor, is a large entrance lobby / study area with built-in storage cupboards, leading to a central hallway with cloakroom / wc. From here is a good size, fully equipped fitted kitchen with wall and floor cupboards with work surfaces over and also a door to outside. To the rear is the living room with dining area and patio doors to the rear courtyard. Stairs lead to the first-floor landing where the three bedrooms lead off. The main bedroom, to the rear, has lovely harbour and bay views across towards St Anthony headland, and a good range of built-in wardrobes along one wall. There are two separate shower rooms, one of which could easily be incorporated making it en suite to Bedroom 1.

To the front of the property there is ample space for two vehicles and some mature shrubbery for privacy. To the side of the property a pathway leads to a covered lean-to storage area. To the rear is an attractive enclosed and walled rear courtyard. This is a lovely quiet area to catch the sun with potential to add your own stamp with further plants and flowers. From here a gate leads onto Alberts Lane, a convenient cut through into St Austell Row, providing an easy walk down into the village.

Overall, this is an exceptionally rare opportunity for an attractive property with parking and enclosed walled garden in a quiet location close to the harbour, beach and all amenities. The cottage is being sold chain free.

Location Summary – (distances and times are approximate)

St Mawes Harbourside – 160 yards! Summers Beach – 350 yards. Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

Location – St Mawes

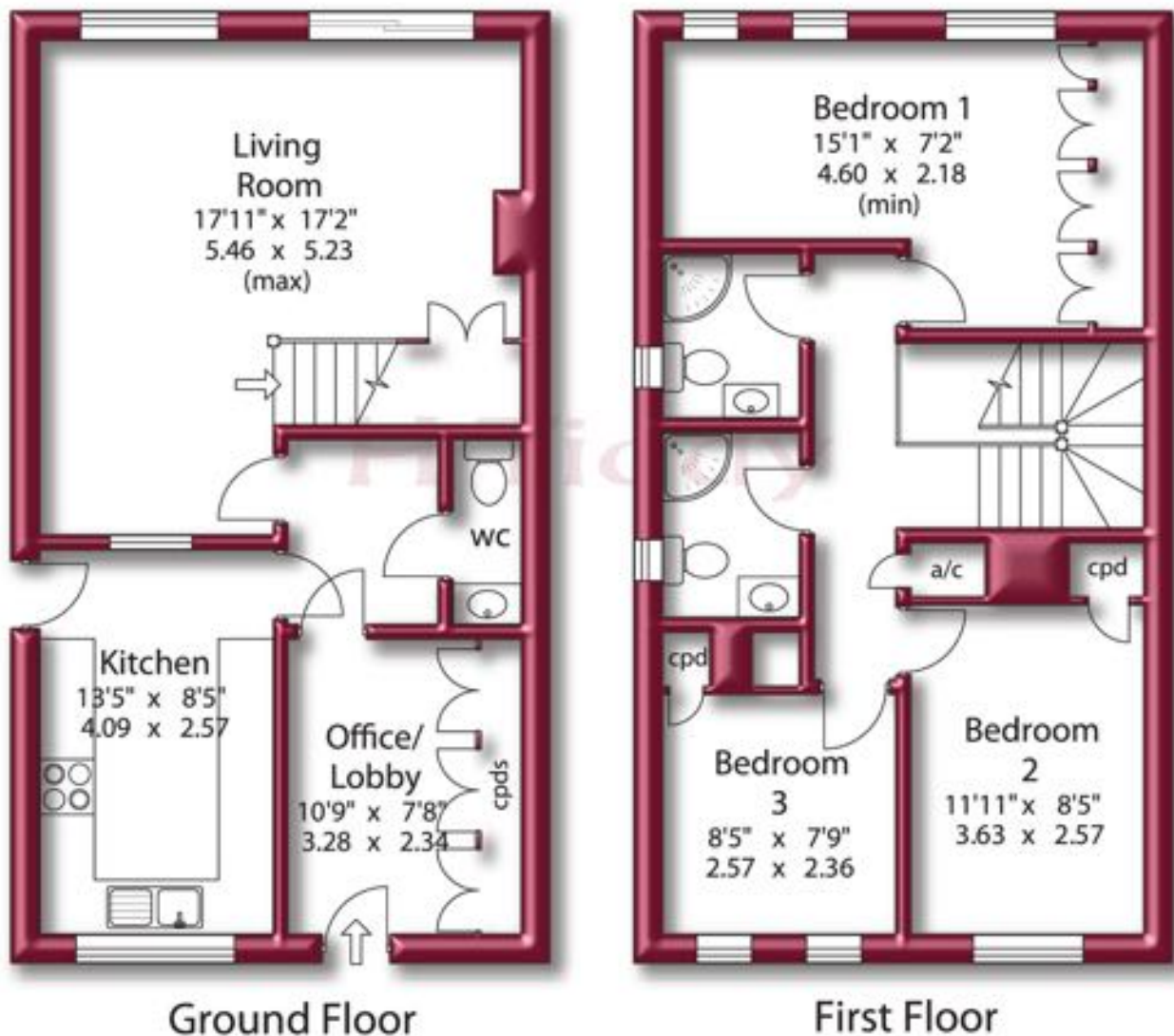
The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding 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 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. 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 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), Michael Caines (Maenporth and Porthleven), 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.



Approx Gross Internal Floor Area = 1138 Sq. Feet
= 105.49 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

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

Energy performance certificate rating D. Council tax band E.

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.