



## **4 BEACH HALL, ST MAWES, TR2 5UJ.**

### Accommodation

Entrance Hall, Lounge / Diner, Kitchen

Two Bedrooms, Shower Room.

Communal Roof Garden with Panoramic Views,

Communal Laundry, Store Room.

**£375,000**

Leasehold

Viewing only by appointment with H Tiddy

Literally a stone's throw from the waterfront in St Mawes, this two-bedroom apartment has level ground floor access yet is raised to take full advantage of the wonderful outlook across St Mawes Harbour. Flats at this level, in the centre of the village, so close to the amenities are a rarity and ideal for the potential retirement buyer as well as second home owner. The apartment is presented in excellent order and would also suit a younger couple or family, having the huge benefit of a parking space making an excellent investment or permanent home.

The apartment has been tastefully decorated and the spacious living area is a wonderful room to watch the boats come into the quay. The kitchen area is open plan to the living dining room but does have the option to close it off making separate rooms. There are two bedrooms, the double to the front enjoying views over the harbour and out towards Place Manor, the second bedroom is a single room currently with bunk beds. There is an updated shower room and spacious hallway with storage cupboards.

Beach Hall is a purpose-built block of apartments sitting centrally in St Mawes with the local amenities on the doorstep. The apartment has (with key access) the use of the communal laundry, a store room and a roof terrace boasting some of the best views in this exclusive village out over the harbour and across to the National Trust owned St Anthony Headland.

This is a prime opportunity to purchase an investment bolthole or lock-up-and-leave within this special village. Equally it is ideal as a permanent home for the professional or retired.

#### **Parking**

Space (number 6) approximately 75 yards from the property in the main car park. Allocated by the parish council, renewed annually - £250, 2022 / 23.

**Location Summary** – (distances and times are approximate)

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 Heathrow (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**

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.

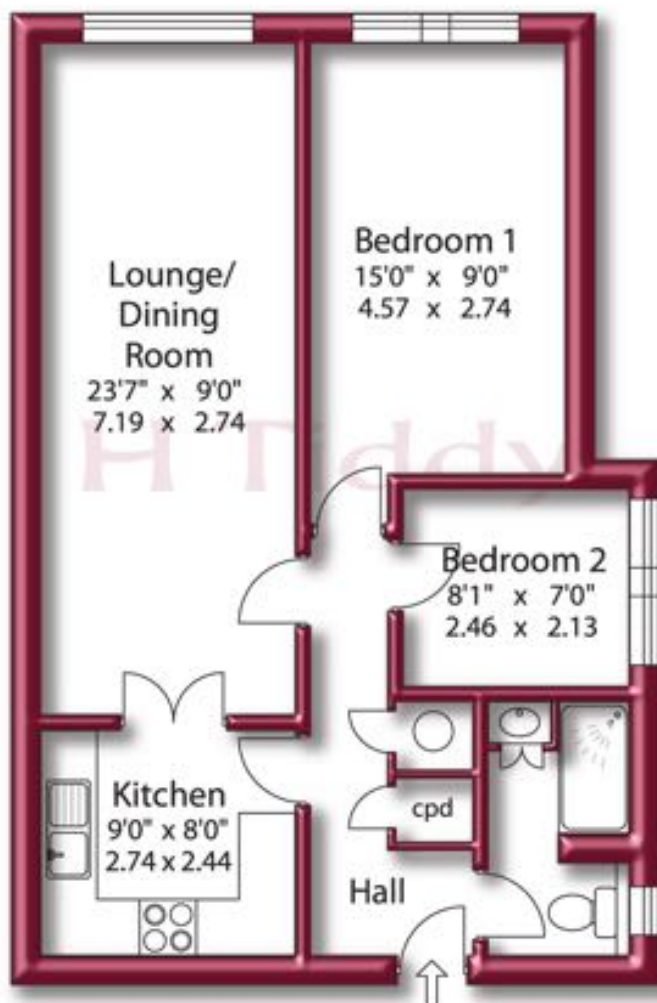
In 2020 St Mawes was named No 1 seaside destination in the UK by a WHICH? report. It has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly 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 (Newquay and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Aaron McNamara at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 633 Sq. Feet  
= 58.8 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

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

### Tenure

999 years from 1984. Services Charges and Ground Rent approximately £1037 per annum plus £250 Annual Reserve Fund. £170 Annual Buildings Insurance.

Energy performance certificate rating C. Council tax band C.

### 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.