

HARBOURS REACH, BOHELLA ROAD, ST MAWES, TR2 5DL.



A unique opportunity to acquire a freehold one-bedroom two storey modern cottage with a parking space, located within 50 yards of amenities and approximately 100 yards from the harbour. This contemporary property, aptly named Harbours Reach, upgraded and modernised with a stylish shower room and modern fitted kitchen has been well maintained internally. The décor is neutral and the property has double glazed windows and doors and is warmed by electric heating.

This compact house would suit the second home or investment buyer looking for a 'hideaway' with a letting income, or a young couple looking to buy their first home in this exclusive village.

Conveniently located, fully furnished and ready to move into, an early appointment to view is strongly recommended.

£189,950 Freehold

Viewing only by appointment with H Tiddy

The accommodation comprises: Ground Floor Entrance Hall • Shower Room / WC • Bedroom • First Floor Kitchen / Living Area. Outside: Rented Parking Space.

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 Gatwick (70 minutes), and Manchester (80 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, 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 (Newquay and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and the Roseland's own Aaron McNamara at the Driftwood, Rosevine.

Accommodation Details

(dimensions are approximate)

Ground Floor

Entrance Hall 6'1 x 5'6 max
Part double glazed entrance door with double glazed side panel. Carpeted stairs to first floor with storage recess beneath. Fuse board. Fitted carpet. Bi-fold timber doors to Shower Room and to:

Double Bedroom 9'7 x 9'6

Space for wardrobe. Half double glazed door and window to rear. Electric panel heater.

Shower Room 6'1 x 5' max

Large contemporary wash basin with mono block tap and vanity cupboard below with water heater. Low flush wc. Double shower cubicle with glass sliding door and Mira shower inset. Double glazed window. Extractor fan. White tiled walls. Slate tiled floor. Heated towel radiator. Window blind.

First Floor

Kitchen / Living Area 14'6" x 9'6"

L-shaped modern shaker style fitted kitchen in white with beech wood block effect worktop. Single drainer stainless steel sink unit with stainless steel mixer tap and electric water heater beneath. Beko stainless steel oven with induction hob inset to worktop and stainless-steel filter hood over. Space for fridge / freezer. Space and plumbing for washing machine or dishwasher. Part tiled walls. Wall cupboards. Corner carousel cupboard. Fold-away dining table. Stripped and stained varnished timber floor. Two Velux skylights. Double glazed window with pleasant outlook. Ceiling spot lighting. Bench seating over stairwell. Television via wi-fi and telephone points. Wall mounted Dimplex electric heater. Window blind. Vaulted ceiling.

Outside

Rented parking space for one car.

General Information

Services

Mains water, electricity and drainage. Telephone (broadband enabled). Two mains powered interlinked smoke / heat detectors.

Fixtures, fittings and contents

Included in the sale, with the exception of some personal items.

Energy performance certificate rating D.

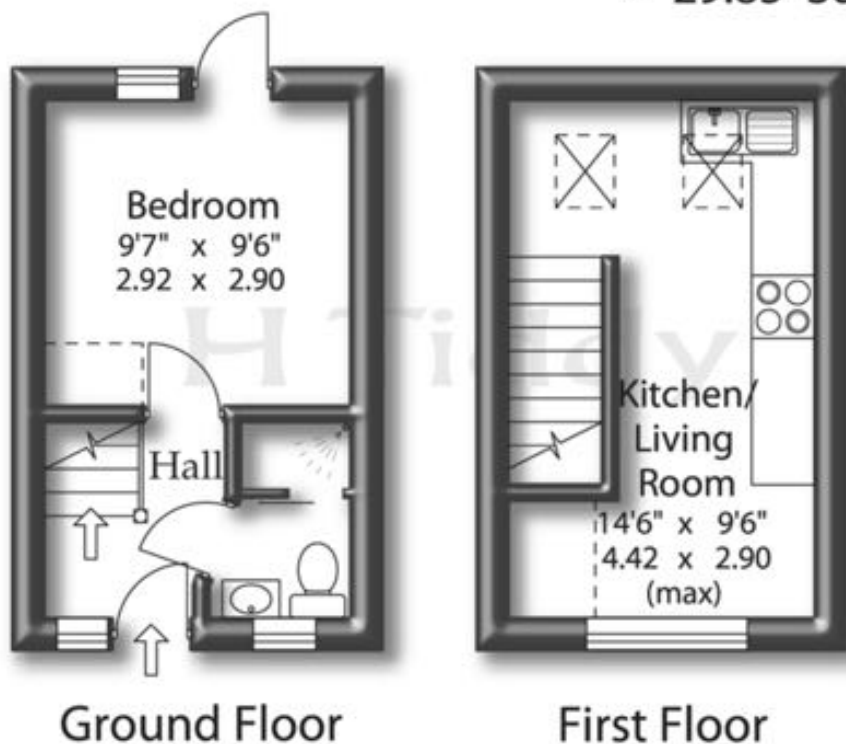
Council Tax Band B

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.

Approx Gross Internal Floor Area = 322 Sq. Feet
= 29.85 Sq. Metres



For illustrative purposes only. Not to scale.

