



## **BRACKLEY COTTAGE, KINGS ROAD, ST MAWES, TR2 5DH.**

### Accommodation

Entrance Porch, Sitting Room, Kitchen, Dining Area,  
2 Bedrooms, Shower, Separate WC / Washroom.  
Small Side Yard, Storage Shed.

**£579,000** Freehold

Ref 2591

Viewing only by appointment with H Tiddy

This delightful quaint Grade II Listed Cottage is located right on the St Mawes waterfront overlooking the harbour and across the Percuil River Estuary to the beautiful St Anthony Headland. Boat moorings, beaches, village amenities and a large car park are all nearby. The Cottage has been maintained to a high standard with plenty of character and charm, including feature fireplace, stripped wood floors and open beamed ceilings. Brackley Cottage is for sale fully furnished and including all the contents except some personal items. This is a rare opportunity and would suit a second home or investment buyer as well as a permanent home buyer.

The entrance porch leads into the charming sitting room with feature open fireplace with alcoves and cupboards each side and also a beamed ceiling. It has a double-glazed sash window and window seat with views over the harbour and quay. A door leads into the kitchen fitted with a range of shaker style units and a dining area with space for a table and chairs. To the side is a small outside yard.

Stairs lead up to a small landing with doors leading to the bedrooms, shower room and washroom / wc. Bedroom one, to the front, has fitted cupboards and wardrobes and stunning views across the beach and harbour allowing you to wake up to the sound and sight of the sea. The second bedroom has a built-in cabin-style bed with cupboard over.

To the side of the neighbouring cottage there is a very useful storage shed ideal for boating paraphernalia, wetsuits or bicycles.

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

St Mawes Quay and Sailing Club: 75 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London (80 minutes), and Manchester (80 minutes). St Austell: 15 miles with London Paddington 4.5 hours by rail. Plymouth: 58 miles. Exeter: 97 miles.

### **Location – St Mawes**

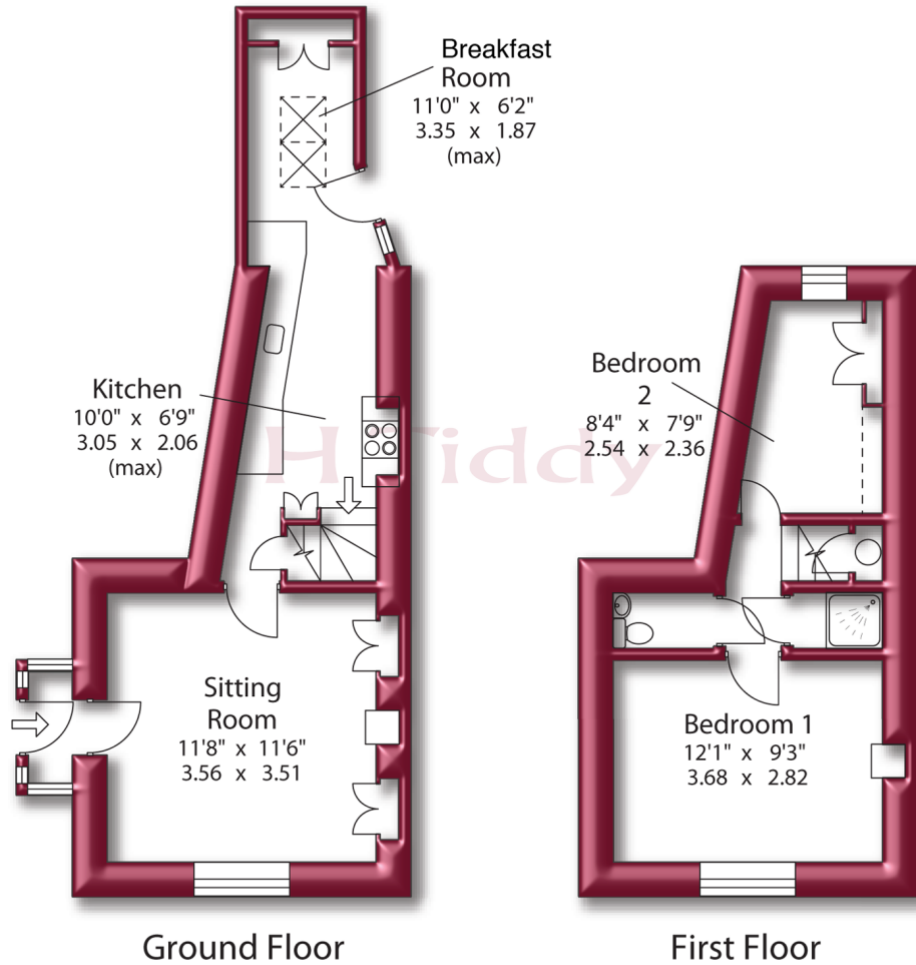
This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butcher, bakers, convenience store, post office / newsagent, doctors, hairdresser, 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. 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.





Approx Gross Internal Floor Area = 520 Sq. Feet  
= 48.3 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

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

### Holiday Letting

Brackley Cottage is let at present via Cornwall's Cottages with changeover day on a Friday and hence viewings would need to take place then if the property is let.

<https://www.cornwallscottages.co.uk/cottages/brackley-cottage-st-mawes-44779.html>

Energy performance certificate rating E. Council tax band D.

### 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.