



BUILDING PLOT, NEWTON ROAD, ST MAWES, TR2 5BS.

Proposed Accommodation – Planning Application PA20 / 04725

Ground Floor: Entrance Hallway, Open Plan Living / Dining / Kitchen,
Utility, Cloakroom, Snug.

First Floor: Landing, Bedroom 1 with En Suite Shower Room,
Bedrooms 2 and 3, Family Bath / Shower Room.

Outside: Gardens, Parking, Car Port & Store.

£550,000

Viewing only by appointment with H Tiddy

Planning permission exists, under application number PA20 / 04725, for a plot division to create a new residential dwelling with a detached car port and store to be constructed. And also for a new access to serve the existing dwelling which has already been created off Upper Castle Road. At present there is a workshop / detached garage on the site which would need to be demolished for the detached dormer property to be built.

The property will sit facing south east with country views towards Place and across the mouth of the Percuil River with its fishing boat moorings. The accommodation has a spacious hallway leading to an open plan living / dining / kitchen with four sets of patio doors leading onto a terrace area. Off the living area is a snug / sitting room. There is also a utility room with cloakroom off and also a plant room. The first floor has a landing with doors to the three bedrooms and family bath / shower room. The main bedroom has an en suite shower room. All the bedrooms again face south east with the lovely views as described earlier.

Outside will be a parking / turning area and also a car port / store.

Location Summary – (distances and times are approximate)

St Mawes village centre – 0.3 mile walk. 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.

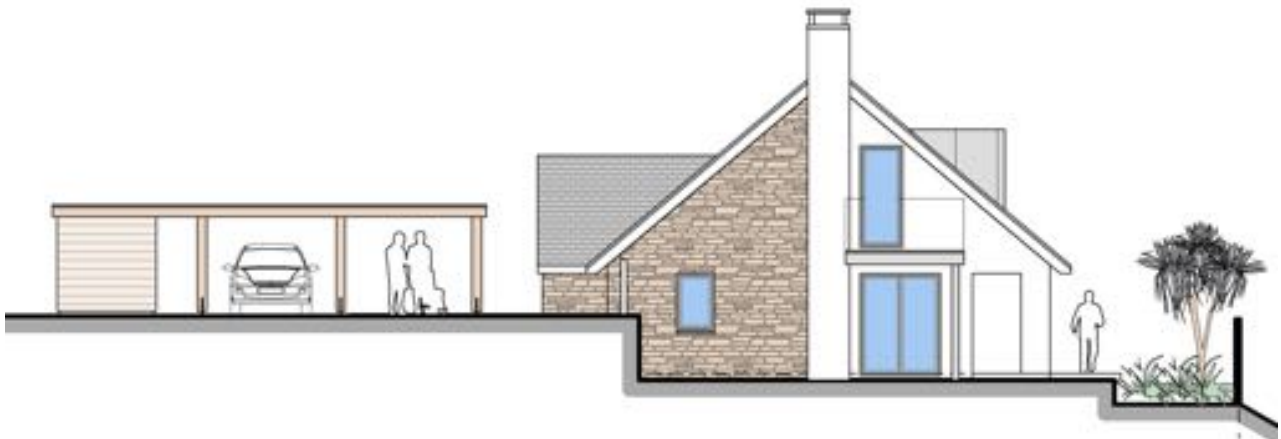
Location – St Mawes

The enchanting south facing harbour village of St Mawes 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 wide range of amenities, which are open all year, including a butcher, 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.

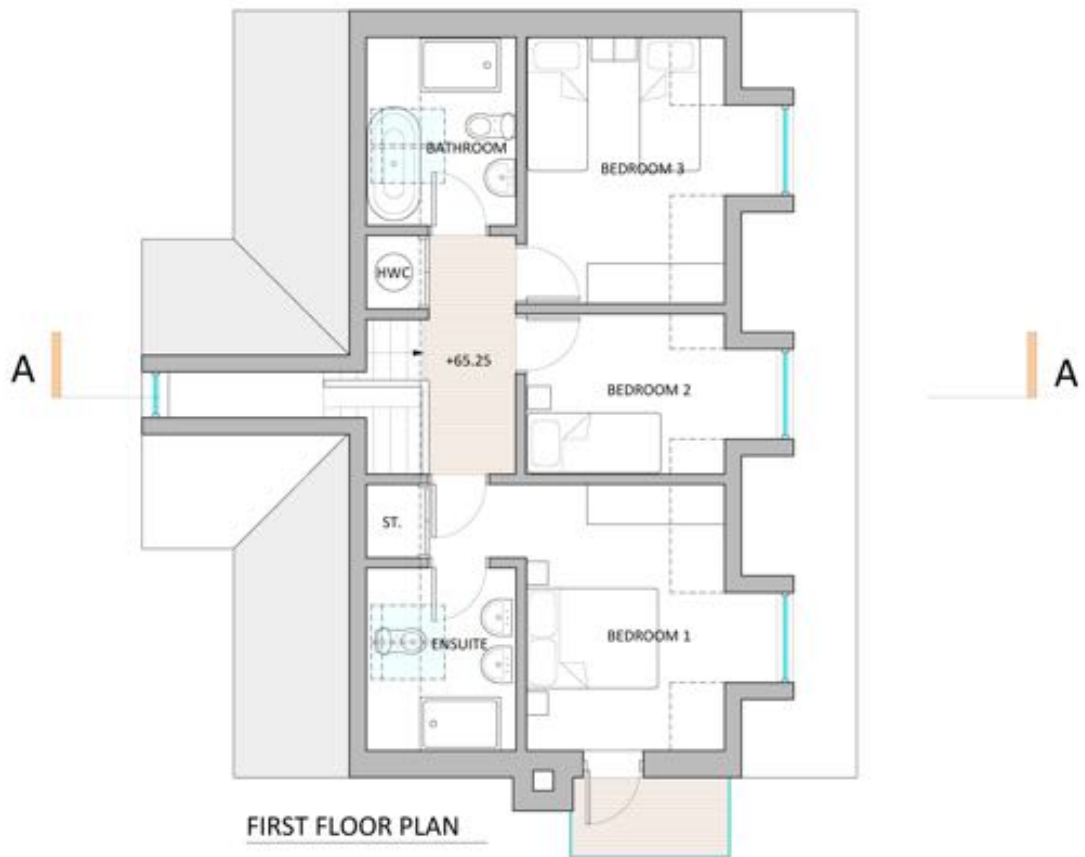
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. 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.

Recently, Cornwall has been enjoying a renaissance, especially post Brexit. It 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), Michaels Caines (Maenporth and Porthleven), Paul Ainsworth (Padstow and Rock), and Aaron McNamara at the Driftwood, Rosevine.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Services - Mains water, electricity and drainage nearby for connection.

Community Infrastructure Levy – This is a charge levied under Cornwall’s CIL Charging Schedule, collected upon commencement of the build. Enquiries should be made by applicants with the planning authority.

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.

