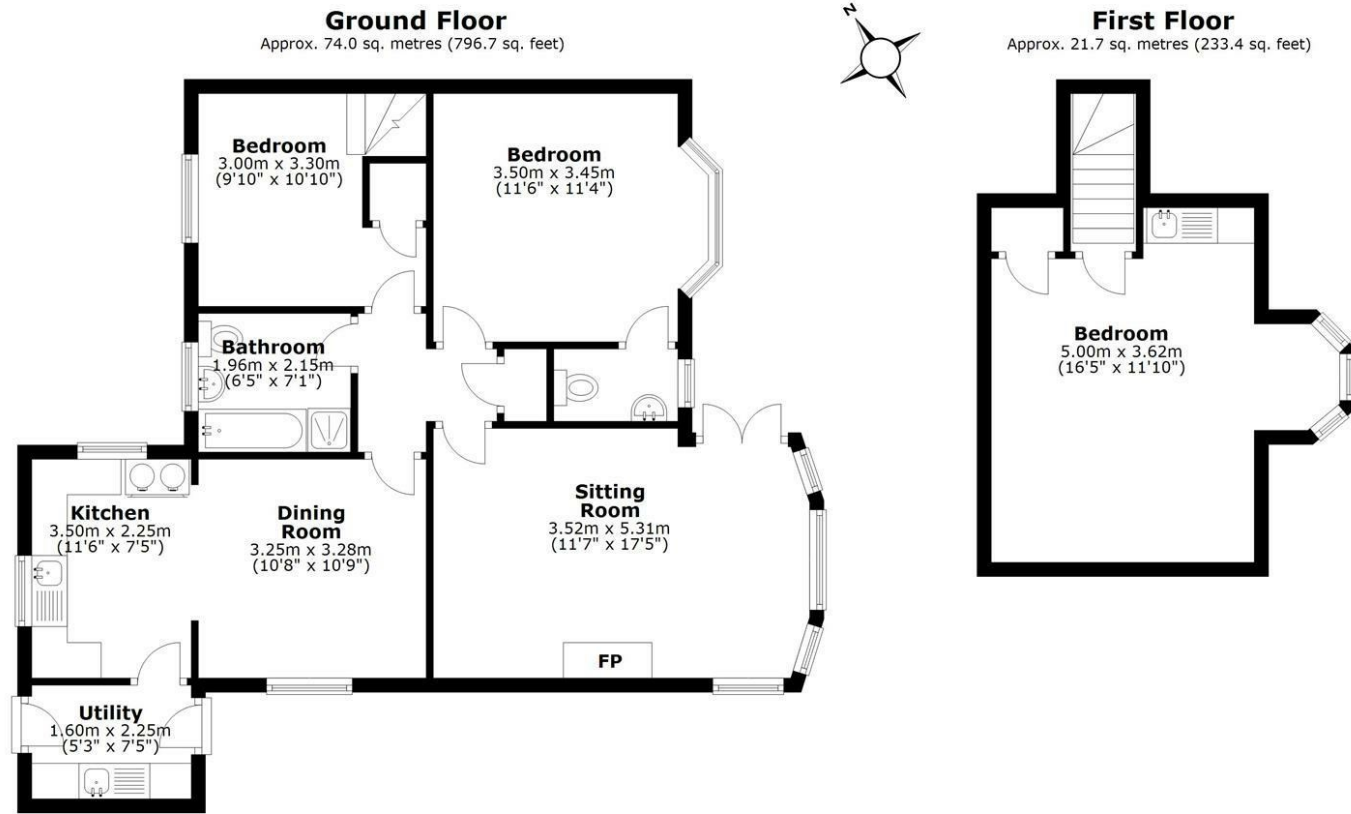


ST. MAWES



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

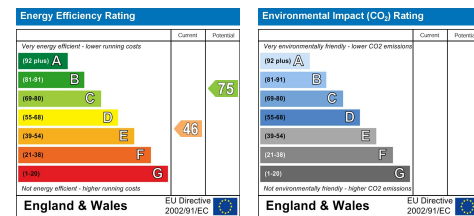
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

**Crab Pot Cottage, St Mawes**

**KEY FEATURES**

- Three Bedrooms
- Sitting Room
- Utility Room
- First Floor Sea Views
- Garage And Parking
- Master En Suite
- Kitchen/Dining Room
- Bathroom
- Enclosed Gardens
- No Chain

**ENERGY PERFORMANCE RATING**



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**CONTACT US**

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**CRAB POT COTTAGE, TRELAWNEY ROAD, ST. MAWES, TRURO, TR2 5BU**  
DETACHED DORMER STYLE BUNGALOW ENJOYING PRIVACY AND WATER VIEWS

Tucked away in a quiet position yet within walking distance of the village centre and harbour. Occupying a generous, sunny plot with fabulous enclosed gardens enjoying complete privacy. Three Bedrooms - master with en suite, large sitting room, kitchen/dining room, utility room and bathroom. First floor bedroom with fabulous water views over St Mawes harbour and Falmouth Bay.

Front and rear gardens. Garage and parking.  
Sold with no chain. Oil Central Heating.  
Freehold, EPC - E. Council Tax Band E.

GUIDE PRICE £795,000

## GENERAL COMMENTS

Crab Pot Cottage is a modest detached bungalow that offers much charm and a lovely homely feel. Located along Trelawney Road in a quiet position, the village centre is within a short walk. The bungalow is very well presented with high ceilings and large windows that afford plenty of natural light. It has been extended from its original design and the loft has been converted. The property occupies a mature plot with very private gardens that have been landscaped for ease of maintenance yet there are many specimen plants and shrubs providing colour and interest. The accommodation includes kitchen/dining room, sitting room with bay window, two bedrooms and bathroom on the ground floor. The master bedroom has a private w.c and has potential to add a shower very easily. On the first floor is a large bedroom with bay window that enjoys fabulous far reaching water views over the estuary towards Falmouth and the Helford River. The windows are double glazed and there is oil central heating. The property also benefits from external wall insulation. Outside are enclosed front and rear gardens enjoying a sunny aspect and a good degree of privacy. A driveway provides parking and there is a single garage with light and power. Crab Pot Cottage is being sold with no onward chain.

## LOCATION

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery, walks and a number of beautiful beaches. A regular bus

service connects to the Cathedral city of Truro and a passenger ferry services historic Falmouth and the King Harry car ferry provides a quicker commute to Falmouth and Truro.

In greater detail the accommodation comprises (all measurements are approximate):

## UTILITY ROOM

Half glazed door to rear garden. Worktops with tiled splashback, stainless steel single sink/drain, Base and eye level units. Hoover washing machine, Grant oil fired boiler serviced annually, White Knight tumble drier. Tiled floor. Hanging space for coats etc. Door to:

## KITCHEN/DINING ROOM

A light twin aspect room with two windows overlooking the rear garden and one to side. A good selection of base and wall mounted kitchen units, worktops with tiled splashback, one and a half bowl sink/drain, Esse electric three oven range cooker, Beko dishwasher, Daewoo fridge/freezer. Tiled floor in kitchen area, laminate wood effect flooring in dining room. Two Radiators.

## HALLWAY

Storage cupboard. Doors to two bedrooms and sitting room.

## SITTING ROOM

A light, well proportioned room. Bay window overlooking the front garden and French doors opening into the garden. Clearview woodburner with tiled hearth installed in 2023. Shelved recess, television point, spotlights, radiator.



## BEDROOM ONE

Bay window overlooking the front garden. Radiator. Door to:

## EN SUITE

Low level w.c, pedestal wash hand basin, heated towel rail, window to front, shelves. Potential to create a shower by incorporating the hall cupboard into the en suite.

## BEDROOM TWO

Window overlooking the rear garden. Stairs to first floor with storage below. Radiator.

## FIRST FLOOR

## BEDROOM THREE

Deep Bay window to front enjoying panoramic views over St Mawes and excellent water views towards Place Manor and to the south over Carrick Roads towards Falmouth and across to the Helford and Lizard. Kitchenette including single sink and cupboards. Access into eaves for storage.

## OUTSIDE

Crab Pot Cottage occupies a large plot with fabulous enclosed gardens that enjoy complete privacy., A paved path leads up the side of the bungalow to the entrance door. There is a wooden workshop with work bench, light and power. The front garden enjoys the morning sun and is well stocked with many specimen shrubs and plants providing interest and complete privacy. Decking is strategically positioned for morning coffee. The path continues along the other side of the bungalow where there are two wooden garden sheds to the rear garden.

## REAR GARDEN

The rear garden is enclosed within a dense hedged boundary that provides complete privacy from neighbours. It enjoys a sunny southerly aspect and the afternoon and evening sun. A deck provides sitting out space and there are lots of mature shrubs and plants that provide colour and interest throughout the year. Outside tap.

## GARAGE

Light and power. Work bench. Concrete floor.

## SERVICES

Mains water, electricity and drainage. Oil central heating.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DIRECTIONS

From our office in St Mawes proceed along Marine Parade, turn right onto Commercial Road proceeding up to Grove Hill. Go past the school and take the left onto Trelawney Road. Crab Pot Cottage will be easily identifiable with a Philip Martin board on the right hand side.

