

TRELAWNEY ROAD, ST. MAWES



Floorplan

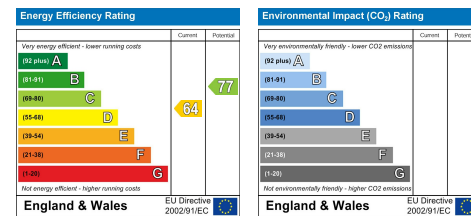
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- UNINTERRUPTED SEA VIEWS
- TWO BEDROOMS (BOTH EN-SUITES)
- SITTING/DINING ROOM
- KITCHEN & UTILITY ROOM
- W.C.
- GENEROUS PLOT
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- SUMMER HOUSE & SAUNA
- POPULAR LOCATION

ENERGY PERFORMANCE RATING



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CHY BRE, TRELAWNEY ROAD, ST. MAWES, TR2 5BU
DETACHED BUNGALOW WITH TREMENDOUS SEA VIEWS

Chy Bre is a two bedroom detached property occupying a substantial plot within one of the most sought after locations within the popular village of St Mawes. Just a stone's throw from the centre of the village and harbour, the property enjoys a private plot with wonderful sea views. The accommodation includes; entrance hall, w.c., open plan sitting/dining room with spectacular sea views, kitchen, utility room and two bedrooms, both with en-suites. There are front and rear gardens, as well as a garage and driveway parking.

EPC - D. Freehold. Council Tax - E.

GUIDE PRICE £825,000

THE PROPERTY

Chy Bre is a two bedroom bungalow situated along one of the villages most popular roads, the bungalow occupies a substantial plot with uninterrupted sea views whilst the centre of the St Mawes is just a short walk away. There is huge scope to enhance the property with the views from what would be first floor level across from Place Manor to St Anthony's head and beyond. The accommodation includes entrance hall, w.c., open plan sitting/dining room, kitchen, utility room and two bedrooms, both with en-suite facilities. The windows are double glazed and there is oil central heating. The property benefits from mature gardens to both the front and rear, with many well established shrubs. The rear garden is very private and enjoys the sunny aspect throughout the day with fabulous sea views; whilst there is a summer house located at the bottom of garden that is a very useful, and versatile space. Furthermore, there is also a Sauna, which will be included in the sale. A driveway provides parking and there is a single garage with light and power.

PLANNING CONSENT

The property has previously had planning permission granted, which has now lapsed, for the demolition of the existing dwelling and construction of a new two storey property on site. Further details from the sole agents.

ST MAWES

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, 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):

ENTRANCE HALLWAY

7'10" x 7'8" (2.41m x 2.36m)
Radiator. Doors into;

W.C.

Low level w.c. and vanity hand wash basin. Obscured window to front. Radiator.

DINING ROOM

11'1" x 7'6" (3.39m x 2.31m)
Window to side. Ample space for dining table. Radiator.

KITCHEN

13'8" x 7'8" (4.19m x 2.35m)
Comprising a range of base and eye level units with worktops over and upstands. Inset stainless steel sink and drainer. Integrated electric oven, induction hob with extractor fan over. Window to front. Space for fridge/freezer.

UTILITY ROOM

11'10" x 6'3" (3.63m x 1.91m)
Space and plumbing for both dishwasher and washing machine. Oil fired boiler. Solar panel controls.

SITTING ROOM

19'6" x 15'5" (5.96m x 4.70m)
Feature fireplace with integrated wood burning stove. Large sliding patio door opening onto raised decking area.

HALLWAY

Radiator. Plenty of large storage cupboards. Doors into;

BEDROOM ONE

13'10" x 11'5" (4.22m x 3.48m)
Large picture window to rear with wonderful views overlooking the garden, sea and lighthouse beyond. Integrated cupboards.



EN-SUITE

9'3" x 7'9" (2.84m x 2.38m)
Obscured window to rear and comprising pedestal hand wash basin, shower cubicle, low level w.c. and bidet. Radiator. Extractor fan.

BEDROOM TWO

12'0" x 11'11" (3.66m x 3.65m)
Window to side. Radiator.

EN-SUITE

7'6" x 5'8" (2.29m x 1.73m)
Comprising a bath with shower over, vanity hand wash basin and low level w.c. Obscured window to front. Heated towel rail and extractor fan.

OUTSIDE

Chy Bre occupies a substantial plot with gardens to both front and rear. To the front there is a driveway providing off road parking for a couple vehicles leading up to a detached single garage. There is also a sauna and summer house situated in the rear garden.

SUMMER HOUSE

12' x 10' (3.66m x 3.05m)
With lights, power and wired internet all connected.

SOLAR PANELS

The property benefits from solar panels situated on the roof, which provide income annually. Further details from sole agents.

SERVICES

Mains water and electric. Private drainage. Oil fired central heating.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

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. Follow this road for a short distance and Chy Bre will be easily identifiable with a Philip Martin board on the left hand side.

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.

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