



MANOR COTTAGE  
1 KINGS ROAD

ST. MAWES  
TR2 5DH

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



# MANOR COTTAGE 1 KINGS ROAD

ST. MAWES  
TR2 5DH

A SPECIAL ST MAWES WATERSIDE COTTAGE

Located in a superb position close to the harbour with a small patio to the front to enjoy the view.

An ideal holiday home or holiday letting property with a proven track record.

Lounge, kitchen/dining room, 2 double bedrooms and bathroom.

GUIDE PRICE £600,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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**www.philip-martin.co.uk**



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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.

## GENERAL COMMENTS

Manor Cottage is an attractive two double bedroom terraced cottage with fantastic far reaching water views over St. Mawes harbour. This charming cottage makes an ideal holiday retreat and a wonderful opportunity not to be missed with a small sun terrace to the front. The property is situated in a highly desirable location in the heart of the village, this is a rare and unique opportunity.

The accommodation comprises: entrance vestibule, sitting room and kitchen/diner to the ground floor with two double bedrooms and a shower room to the first floor. Overall a truly endearing cottage which should be viewed as soon as possible to avoid disappointment.

The property has a proven track record for holiday letting and further details are available on request.

## 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.



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

### SITTING ROOM

3.34 x 5.00 (10'11" x 16'4")

Feature Cornish stove, character beams and window seat with views to the harbour. Under stairs cupboard and opening to:-

### KITCHEN/DINING ROOM

4.38 x 3.29 (14'4" x 10'9")

A range of base and eye level units with worktops over, inset stainless steel sink and drainer. Electric oven, space and plumbing for dishwasher/washing machine, under counter fridge and freezer. Dining area with feature alcove cupboard and beam over.

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## FIRST FLOOR

### LANDING

### MASTER BEDROOM

3.77 x 3.50 (12'4" x 11'5")

Double sash windows to the front with stunning views to the harbour.

### BEDROOM 2

3.88 x 3.78 (12'8" x 12'4")

Dual aspect room with panelling and window seat to the side.

### SHOWER ROOM

1.39 x 2.49 (4'6" x 8'2")

Low level W.C, pedestal hand wash basin and walk in shower. Two obscured windows, tiled to half height with dado railings. Heated towel rail.

### OUTSIDE

Patio to the front with white picket fence. Views of the harbour and therefore perfect for sitting out.

### COUNCIL TAX

Council Tax - TBC

EPC - TBC

Freehold

### SERVICES

Mains water, electric and drainage.

### N.B

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

## DIRECTIONS

The property is located on Kings Road in St. Mawes. Follow the road towards the harbour past the CO-OP and Manor Cottage will be easily identifiable on the right 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.

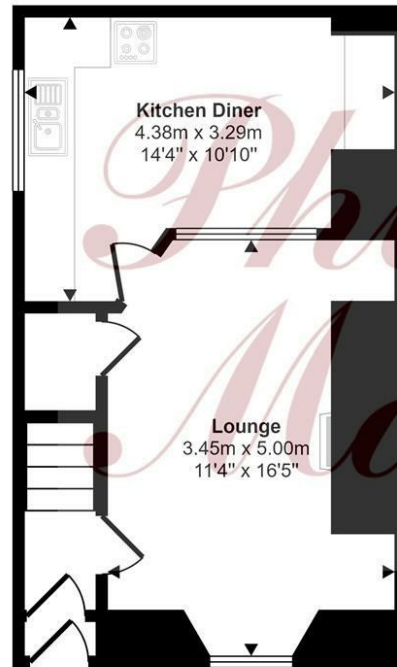
## DATA PROTECTION

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 offices in Truro or St Mawes.

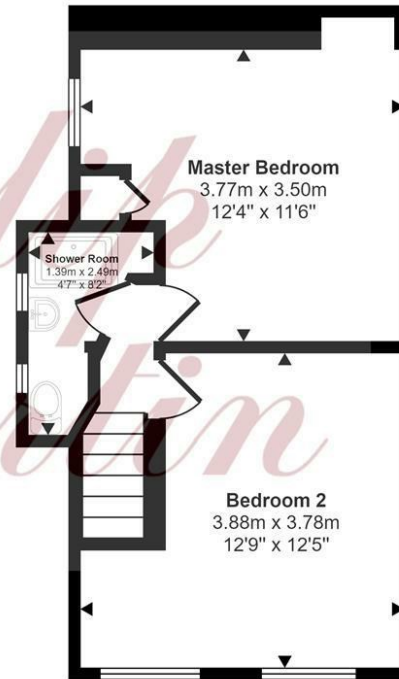
## EPC

TBC

Approx Gross Internal Area  
66 sq m / 712 sq ft



Ground Floor  
Approx 34 sq m / 367 sq ft



First Floor  
Approx 32 sq m / 344 sq ft

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			81-91	A		
81-91	B			69-80	B		
69-80	C			55-68	C		
55-68	D			39-54	D		
39-54	E			21-38	E		
21-38	F			1-20	F		
1-20	G				G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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