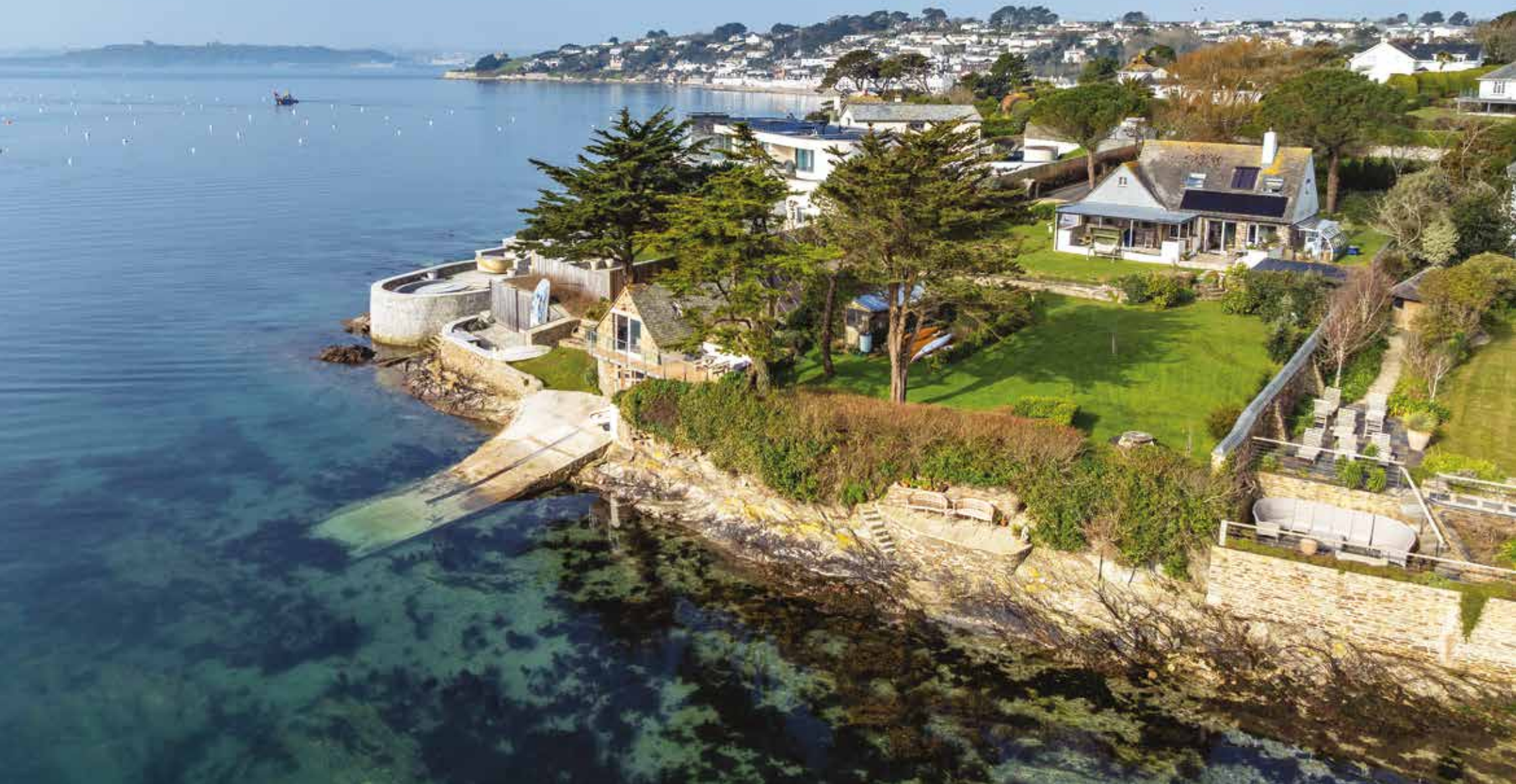


Morlenwel


St Mawes, Cornwall





A substantial waterfront home with exceptional views, private water access, and significant potential in the heart of St Mawes.

Truro 17.7 miles (London Paddington from 4 hours 18 minutes), Cornwall Airport Newquay 26.8 miles
(All distances and times are approximate)

		
3	2	2

Summary of accommodation

Main House: Entrance Hall | Sitting room | Dining room | Kitchen | Three bedrooms | Study/landing | Two shower rooms
WC | Covered patio | Garage | Storage

The Boat House: Open-plan living room and kitchen | Bedroom | Shower room | Balcony

Gardens & Grounds: Private waterfront setting | Landscaped gardens | Sun terraces | Direct water access via private slipway

In all approximately 1.17 Acres (including the foreshore)

Location

Situated in a prime waterfront position in the heart of St Mawes, Morlenwel enjoys breathtaking coastal views and direct access to the water. St Mawes is one of Cornwall's most sought-after locations, known for its idyllic harbour, world-class sailing waters, and Michelin-starred dining. The village offers an excellent selection of amenities, including boutique shops, cafés, and the renowned Hotel Tresanton. Truro is about 17.7 miles away, providing mainline rail services to London Paddington, while Cornwall Airport Newquay offers flights to London and Europe.



Morlenwel

Set in approximately 1.17 acres (including the foreshore), Morlenwel enjoys uninterrupted sea views, with generous gardens leading to the water's edge.

The main house is well-positioned within the plot and offers versatile accommodation, including a sitting room, dining room, three bedrooms, and a study/landing area. Expansive windows and a covered patio take full advantage of the exceptional views.

Morlenwel also offers an opportunity to create an outstanding contemporary home in an unparalleled waterfront setting. With scope to reimagine the existing layout or undertake a more significant project, the property provides a rare chance to design a bespoke residence in one of Cornwall's most sought-after enclaves.



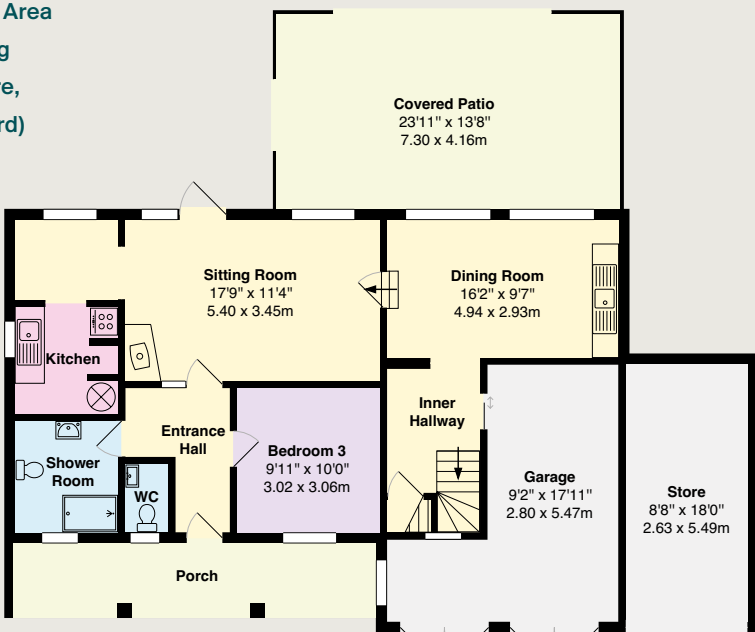


The Boat House

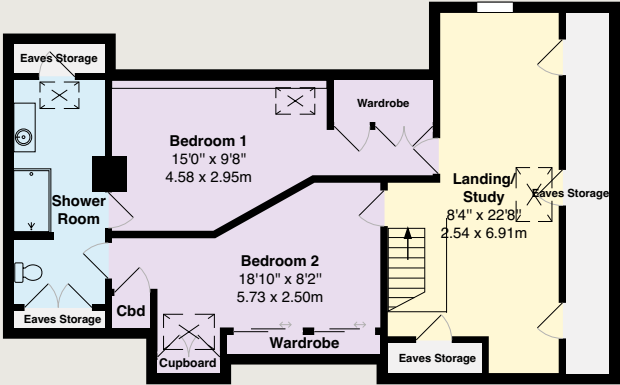
A standout feature is The Boat House, sitting directly on the water's edge. It features an open-plan living space, a bedroom with a large balcony, and a shower room, all designed to embrace the coastal setting. The Boat House enjoys access to the private slipway, offering a seamless connection to the water, perfect for boating enthusiasts. The Boat House also offers an exceptional opportunity for rental income.



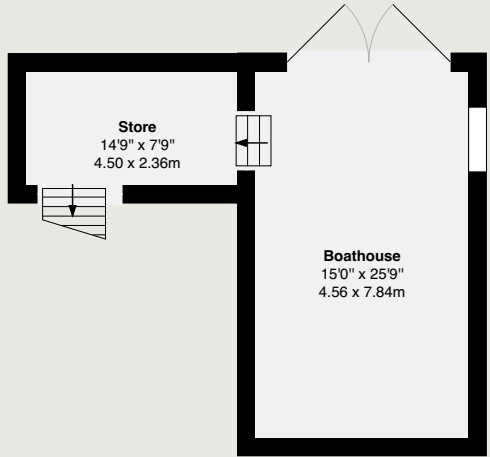
Approximate Gross Internal Floor Area
2438 sq ft / 226.5 sq m (excluding
garage, covered patio, porch, store,
eaves storage, wardrobe, cupboard)



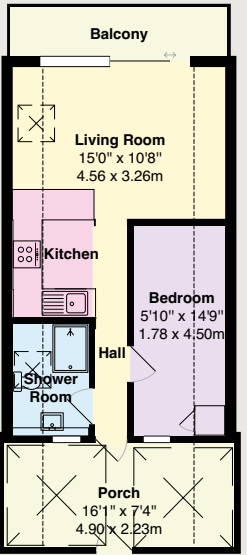
Ground Floor
Approx Area: 71.6 m² ... 771 ft²



First Floor
Approx Area: 666 ft² ... 61.8 m²



Boathouse Ground Floor
Approx Area: 499 ft² ... 46.4 m²



Boathouse First Floor
Approx Area: 504 ft² ... 46.8 m²

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Gardens and Grounds

The expansive and established gardens are a rare feature for a waterfront property in St Mawes, offering privacy, space, and direct access to the foreshore. Landscaped terraces and seating areas have been designed to capture the ever-changing coastal scenery, creating a tranquil retreat in one of the UK's most prestigious locations.

Above the house is an extensive private parking and boat storage area, accessed from the private driveway.



Property Information

Services
Mains electricity and water.
Private drainage.

Tenure
Freehold

Local Authority
Cornwall Council

Council Tax
Band F

EPC Ratings
Morlenwel: D
The Boat House: F

Directions
Postcode: TR2 5AW
What3Words: ///roses.gullible.grips

Viewing
Viewing by prior appointment only with the agents.



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