



## **THIMBLE COTTAGE, 5 TREDENHAM ROAD, ST MAWES, TR2 5AN.**

### Accommodation Summary

GROUND FLOOR: Entrance Porch, Living Room, Dining Room, Kitchen

FIRST FLOOR: 2 Bedrooms both with En Suite Shower Rooms.

OUTSIDE: Courtyard to Front.

OFFERS OVER **£730,000**

Freehold

Viewing only by appointment with H Tiddy

Thimble Cottage is a quintessential fisherman's two-bedroom Cottage nestled in the magical village of St Mawes, enjoying stunning views over Summers Beach towards Place Manor. Located just a stone's throw from the harbour, the cottage enjoys a private 'tucked away' location yet is within easy level reach of all the central village amenities. There is plenty of quirk and charm with a small courtyard to the front of the cottage, perfect for a sundowner!

The open-plan ground floor is divided into a cosy living room with multi-fuel burner and window seat, and a dining room with log burner, as well as the small but 'perfectly formed' kitchen.

The staircase leads up to a small landing with the two double bedrooms leading off. Both bedrooms have the benefit of en-suite shower rooms, and stunning views over the bay towards Place Manor.

Thimble Cottage is currently used as a holiday let, and has historically been let very successfully with a good return year-on-year.

Recently renovated to a high standard, Thimble Cottage offers the ideal home for those looking for an easy to maintain, lock-up-and-leave property or a permanent home in this award winning popular waterside village where cottages of this nature are extremely sought after.

**Location Summary** – (distances and times are approximate)

Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay – 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**

This enchanting south facing harbour village 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 good wide range of amenities, which are open all year, including butchers, 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.

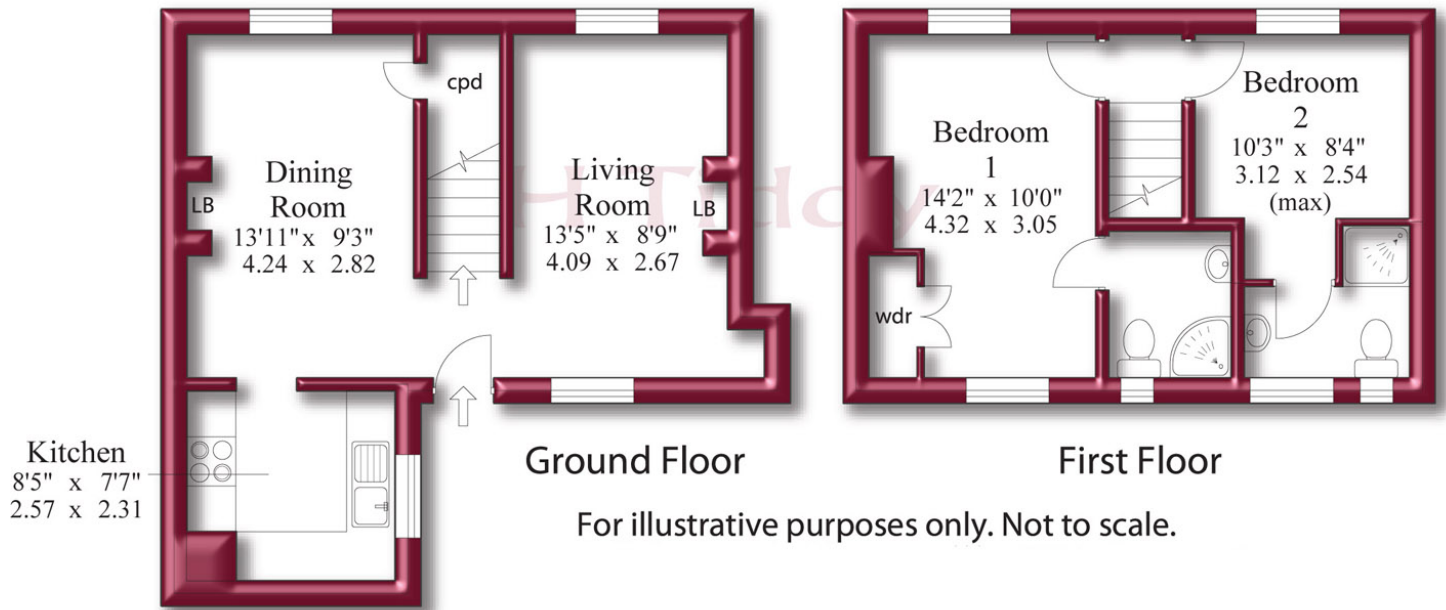
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme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

In a wider context, Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The Duchy 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), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine and Matt Haggarth at the Idle Rocks, St Mawes.





Approx Gross Internal Floor Area = 689 Sq. Feet  
= 64 Sq. Metres



## General Information

### Services

Mains water, electricity and drainage. Telephone and television points. Superfast Broadband enabled.  
NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating - E.

Council tax band – Business Rated.

### 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.

