



FROE REACH, 9B POLVARTH ESTATE, ST MAWES, TR2 5AT.

Accommodation

Entrance Hall, Landing, Kitchen, Living Room, 2 Bedrooms, Bathroom.

Outside: Parking, Front and Rear Well-Tended Level Gardens.

£285,000

Leasehold

Viewing only by appointment with H Tiddy

Froe Reach is an immaculate, light, airy and spacious two-bedroom maisonette with off-road parking and lovely gardens in the sought-after village of St Mawes. There are stunning views from most rooms with far reaching sea views to Falmouth Bay and also river views across to Froe Creek. The property has been fully modernised which included a lovely modern kitchen and bathroom, as well as extensive landscaping to the front of the property.

Froe Reach would suit those looking for a turn-key bolthole or investment. Equally it will suit a buyer looking to live permanently in this sought after village.

The property has the benefit of a pretty front garden which has been carefully landscaped providing a delightful sitting out area as well as a new resin bound driveway with double gates. There is also a strip of land to the rear and a garden shed for storage.

Situated in what was recently voted 'best seaside town', St Mawes is a tranquil harbour village, sheltered and south facing, surrounded by beautiful coastline. Froe Reach is located approximately 500 yards from the village centre and local amenities.

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. Newquay Airport – 29 miles with flights to London Heathrow (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

The enchanting south facing harbour village of St Mawes 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 wide range of amenities, which are open all year, including bakers, convenience store, post office / newsagent, doctors, 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.

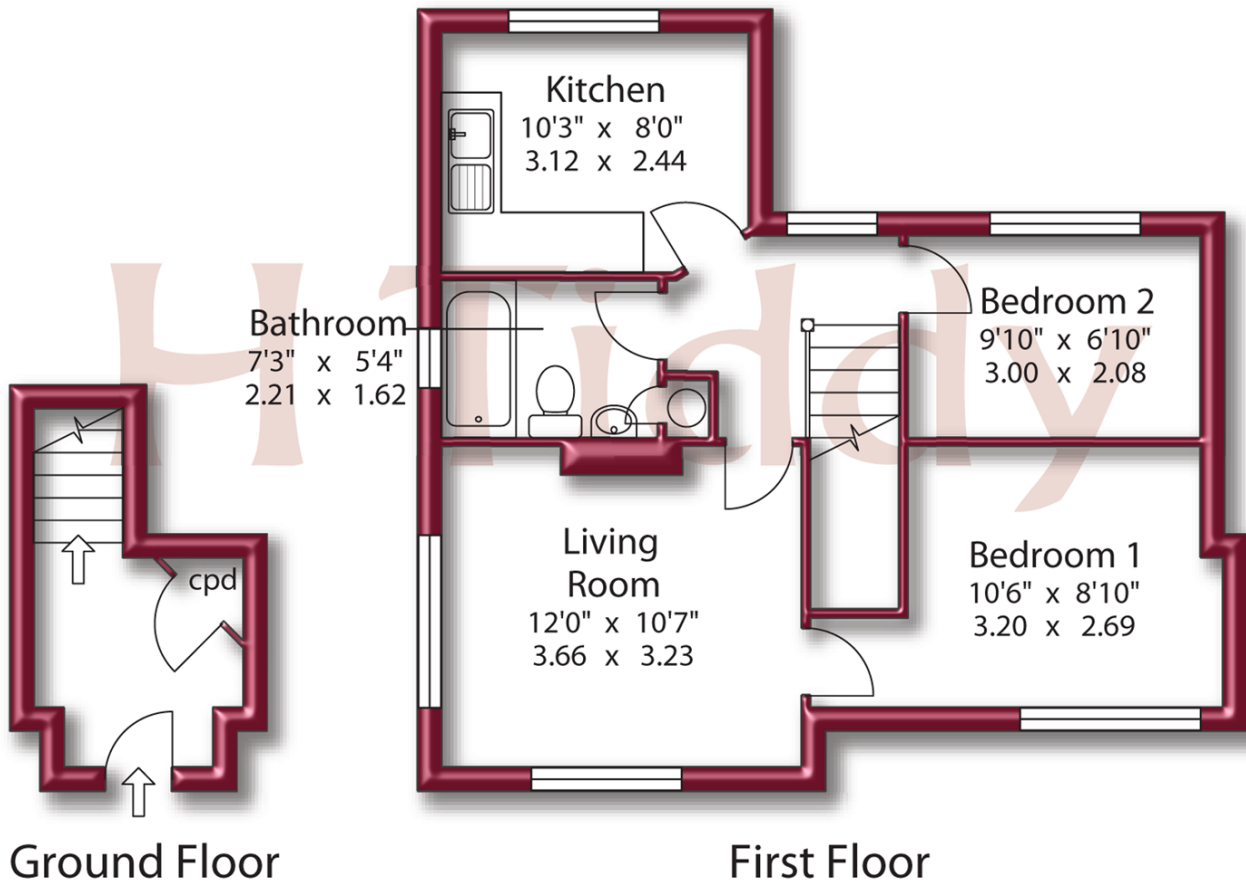
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. There is an all year round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Recently, Cornwall has been enjoying a renaissance, especially post Brexit. It 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 & Rock), Matt Haggarth at The Idle Rocks, St Mawes and Paul Green at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 554 Sq. Feet
(inc. Entrance Hall) = 51.5 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

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

Energy performance certificate rating E. Council tax band A.

Tenure

Leasehold. 125 year lease from 1997 (99 years remaining).
Ground rent £20 per annum. Service Charge £10 per annum

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.

