



3 Braes

H Tiddy

3 Braes

A modern, spacious, family-sized, three storey, end of terrace house, built in 2018, benefitting from landscaped gardens and parking, within walking distance of the picturesque harbour and amenities of St Mawes.

Accommodation Summary

Internal Floor Area: 2045 sq ft (189.57 sq m)

Ground Floor

Entrance Hall, Open Plan Kitchen, Living, Dining Room, WC

Lower Ground Floor

Bedroom 2 with En-Suite Shower Room, Bedrooms 3 & 4, Family Bathroom, Utility Room

First Floor

Master Bedroom with En-Suite Shower Room

Outside

Parking Area for 2 Cars, Enclosed Garden with Terrace



3 Braes: Description

3 Braes is an attractive modern spacious property which was completed in 2018 and is positioned at the end of a new terrace of just three houses overlooking St Mawes and the Percuil River. The property is at present a family home but could easily be used as a holiday home or for letting purposes depending on any buyers' requirements.

The accommodation is attractively arranged over three floors; on the ground floor, the triple aspect living dining room has a lovely bay window which provides far reaching views over the village and towards open countryside and the Percuil River. The adjoining open plan fully fitted kitchen has a good range of appliances with wall and floor units with work surfaces over creating a breakfast bar. There is also a cloakroom / WC completing the ground floor accommodation.

The first floor comprises a dual aspect master bedroom suite enjoying village views, with a fully tiled en-suite shower room with large shower cubicle, vanity basin and wc. On the lower ground floor there are three further double bedrooms, one with an en suite shower room and access to the rear terrace, a family bathroom with bath and separate shower cubicle and a utility room.

To the front of the property, off Newton Road, there are two allocated parking spaces which then leads down to the entrance walkway with courtesy lighting and access to the side of the property leading on to a decked terrace and level lawn providing a low maintenance outdoor leisure space to the rear







Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 350 yards. Summers Beach: 850 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 18 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, UK regional airports and European destinations). St Austell: 15 miles (London Paddington 4.5 hours by direct train).

St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi’s Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

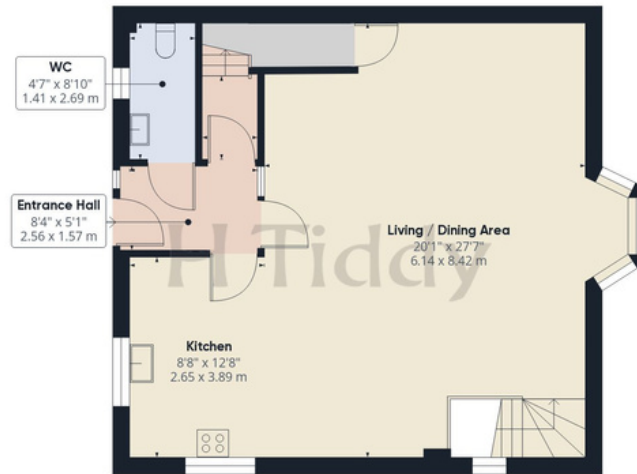
Cornwall

The Duchy of Cornwall offers a range of 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 shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

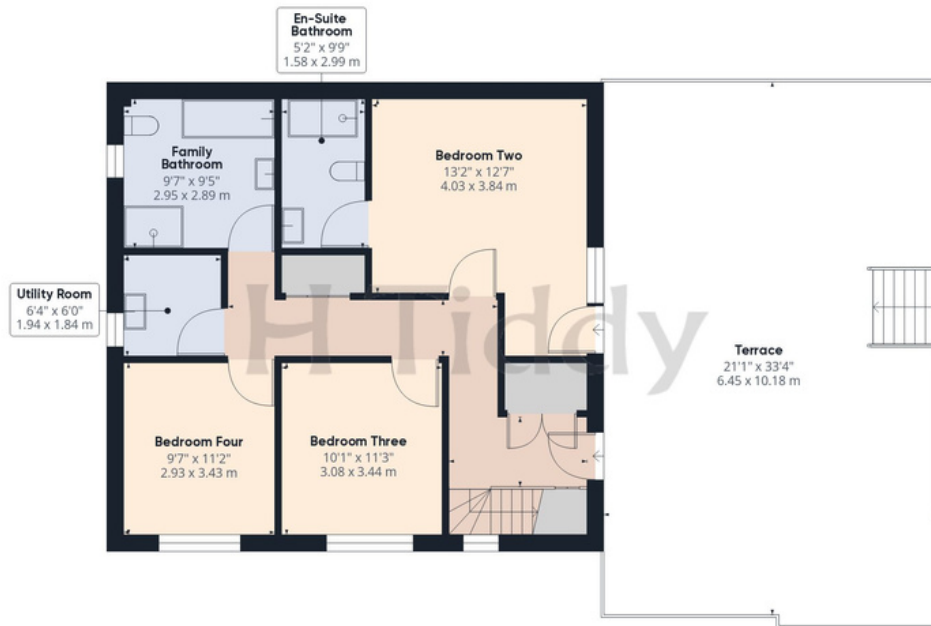
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Matt Haggath at the Idle Rocks, St Mawes.

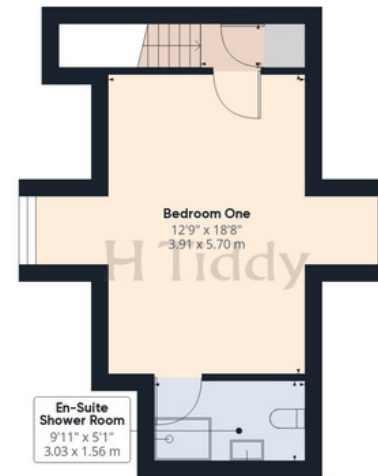




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1886.86 ft²

175.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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General Information

Services and Specifications: Mains water, electricity and drainage. Air source heating.

Ofcom Mobile Area Coverage Rating: Likely

Broadband: FTTC Broadband available: Openreach predicted max download speeds: Superfast 49 - 76 Mbps; Standard 24 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Very Low.

Energy Performance Certificate Rating: B

Council Tax Band: G

Tenure: FREEHOLD.

Land Registry Title Number: CL338228

Viewing: Strictly by appointment with H Tiddy.

3 Braes

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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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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