



Pencreek

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A 3 bedroom duplex apartment with well-presented accommodation arranged over three floors, offering superb uninterrupted panoramic harbour views and off road parking, centrally located on the exclusive waterfront.

Accommodation Summary

Internal Floor Area: 1,126.57 sq ft (104.66 sq m)

Ground Floor

Entrance Lobby and Under-stairs boiler /storage cupboard.

First Floor

Landing, Cloakroom WC, Open Plan Living Room, Dining Room, and Kitchen, plus a 26 ft Balcony.

Second Floor

Landing, Three Double Bedrooms, Bathroom and Separate WC.

Parking Space

Located 175 yards away on Hillhead just up on the opposite side of the road from the doctors surgery.



Introduction

Set in a commanding position, this beautifully appointed property has the most outstanding and delightful uninterrupted views that must be seen for full appreciation. The vista from the open plan living room / dining room / kitchen, the balcony and two of its spacious bedrooms are, in our opinion, among the finest in St Mawes. These encompass the harbour and quay, Summers Beach through to Falmouth Bay, sweeping in the Percuil River at Place, the boat moorings and the partly wooded National Trust St Anthony Headland. On clearer days it is possible to see the English Channel, the Manacles on the Lizard Peninsula including the Helford Estuary. The bay and harbour are a hive of marine activity most of the year, with sailing races throughout the season, many of which start and finish in the harbour opposite the property.



Description

This desirable apartment faces a few degrees off due south and is internally designed to optimize the splendid views. Noteworthy features include the 24' balcony, modern fitted kitchen with appliances, arranged open plan to the living room and L-shaped to the dining room. There is a modern second floor bathroom and two separate wcs on each floor. Pencreek has potential for extra accommodation in the large loft, subject to any necessary planning consents. Suited towards the permanent or holiday home buyer, based on its light and airy family accommodation, enviable views and location on top of village amenities, the property represents a very rare opportunity that requires an internal inspection to fully appreciate.





Location Summary

(Distances and times are approximate)

St Mawes Harbour Beach: 35 yards. St Mawes Pedestrian Ferry: 175 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports). St Austell: 15 miles (London Paddington 4.5 hours by rail).

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 built by Henry V111. 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.

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.

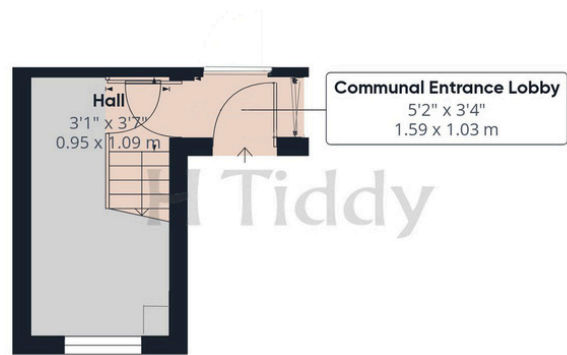
Cornwall

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 Treliiske). 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), and Paul Ainsworth (Padstow and Rock) Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





Ground Floor

Approximate total area⁽¹⁾

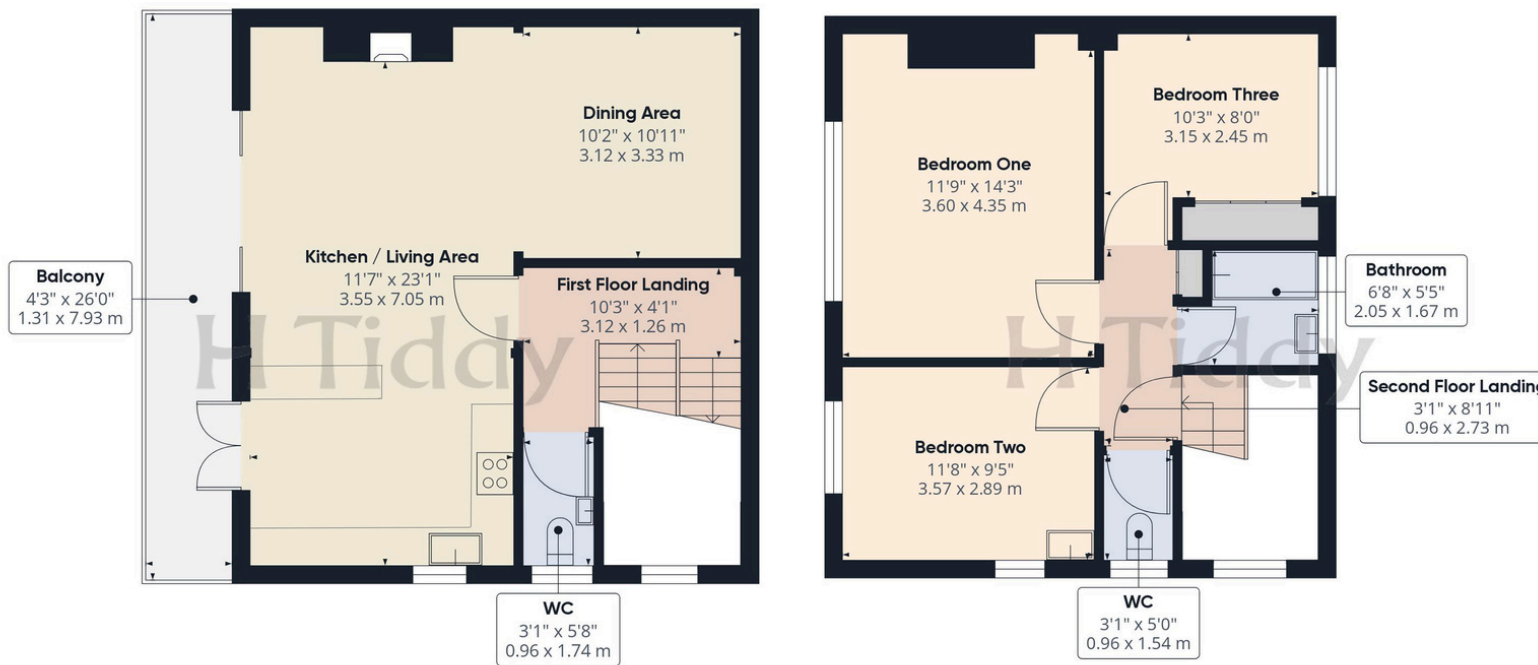
1126.57 ft²

104.66 m²

(1) Excluding balconies and terraces

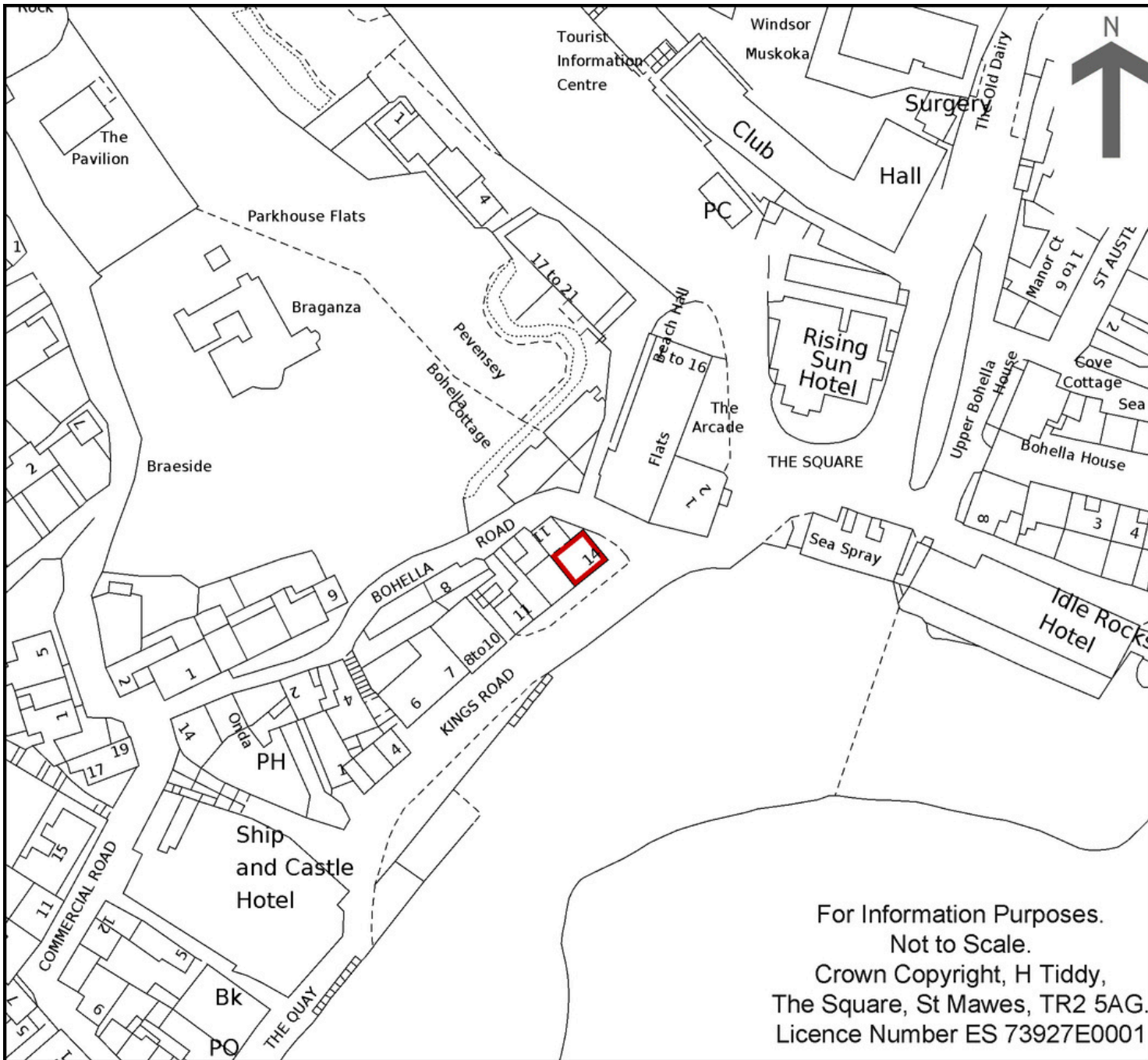
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Floor 2



For Information Purposes.
Not to Scale.
Crown Copyright, H Tiddy,
The Square, St Mawes, TR2 5AG.
Licence Number ES 73927E0001

General Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating via combination boiler. Double glazed windows and doors.

Ofcom Mobile Area Coverage Rating: Likely for Vodafone and O2, Ok for EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

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

Energy Performance Certificate Rating: D.

Council Tax Band: D.

Holiday Letting: The Property has an established letting history and is let via Cottages.com.

Fixtures, Fittings, Contents and Furnishings: With the exception of personal belongings, the interior designed furnishings and effects are available by separate negotiation.

Tenure: Leasehold (999 years from 1st January 2015).

Ground Rent: Peppercorn.

Service Charge and Buildings Insurance: A fair and reasonable proportion determined by the freeholder (Last Annual Payment: £1020)

Animals and Birds: Subject to the written consent of the freeholder.

Land Registry Title Numbers: Pencreek: CL325912 / Parking Space: Deed within CL146998.

Viewing: Strictly by appointment with H Tiddy. Changeover Days are Saturdays during the weeks paying guests are staying at the property.

Pencreek

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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'.

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.

