



## **PENMOUNT, ST JUST IN ROSELAND, TR2 5JA.**

### Accommodation

Dining Kitchen, 4 Bedrooms, Bathroom, First Floor 28' Living Room.  
Detached Garage, Garden, Parking.

**£480,000**

Ref 2519

Viewing only by appointment with H Tiddy

A fantastic opportunity for those looking for a property to add value to, that sits within a large private plot with far reaching water views from the upstairs living room across Carrick Roads to Mylor Harbour. Penmount is a detached dormer style bungalow with four double bedrooms on the ground floor, an excellent size dining kitchen and a family bathroom. The spacious first floor 28' living room has beautiful views out over the countryside and water.

Located in the sought-after village of St Just in Roseland, this detached property sits centrally in a good size plot and is primed for extending or renovating, subject to the necessary consents, so one can put their own stamp on the property to suit their needs. There is a large level garden area to the front and rear with off-road parking and a garage with lean to greenhouse at the rear. Penmount is situated on a quiet no through residential road in the heart of the village with the creek, beautiful church and boatyard close by. The King Harry Ferry for close links to Truro and Falmouth is nearby.

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

St Just Boatyard and Church – 0.5 mile. St Mawes – 2 miles. Pendower Beach – 4 miles. King Harry Ferry – 2.5 miles. Truro 7 miles by ferry, 15 miles by road. St Austell - 16 miles (London Paddington approx. 4 hours by rail). Falmouth – 12 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay – 26 miles (daily flights to London Gatwick (70 minutes) and Manchester (80 minutes)).

**Location - St Just in Roseland**

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a boatyard with deep moorings in the creek that merges into the fine sailing waters of Carrick Roads and Falmouth Bay.

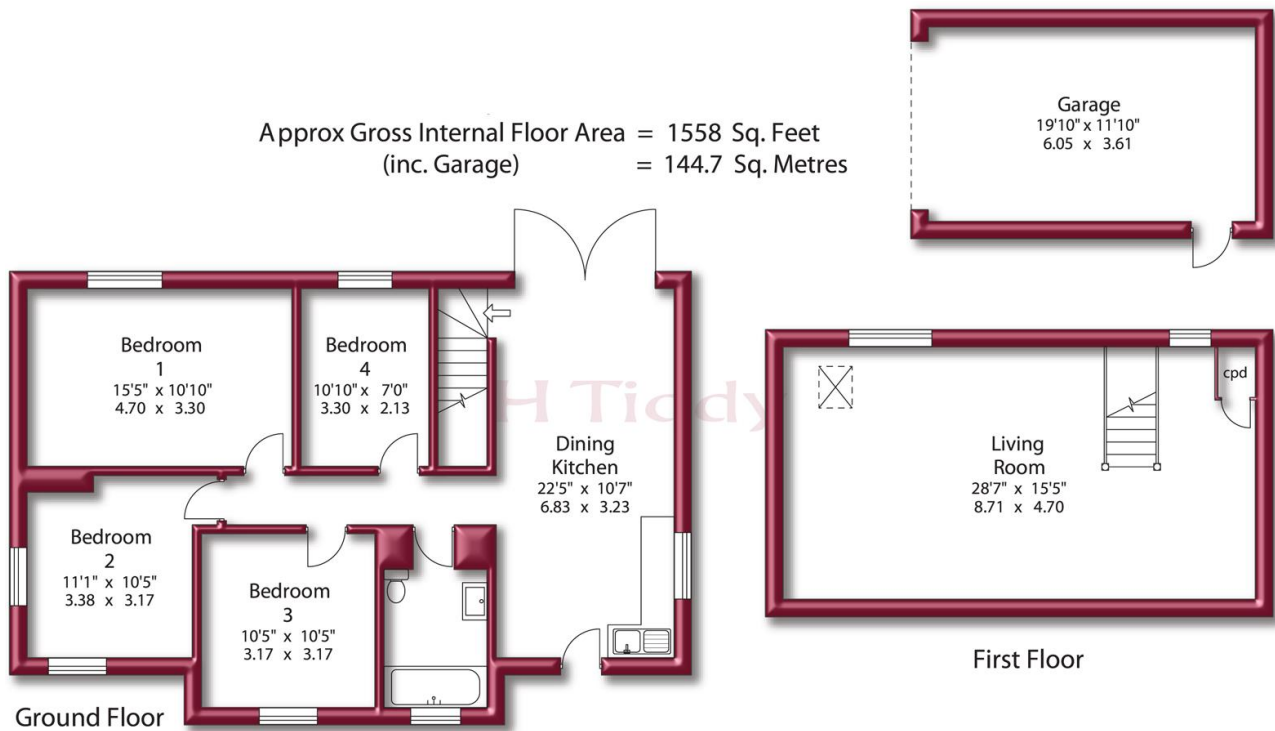
Nearby, the enchanting south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, churches, 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 recently re-modelled 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 running to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. 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 (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.



Approx Gross Internal Floor Area = 1558 Sq. Feet  
(inc. Garage) = 144.7 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

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

Energy performance certificate rating F. Council tax band D.

### 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.

