



Apartment Four, Pen Eglos

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An exciting opportunity to purchase a superbly appointed apartment with parking plus a private freehold garden with a detached garden room and hot tub, all capturing outstanding panoramic sea and harbour views, located within a short stroll from Tavern Beach and the exclusive St Mawes waterfront.



Accommodation Summary

Total Internal Floor Area: 911.29 sq ft (84.66 sq m).

Internal Floor Area Apartment: 739.28 sq ft (68.68 sq m).

Detached Garden Room / Studio: 172.01 sq ft (15.98 sq m).

Apartment Four

Communal Path and Walkway, Shared Reception Hall, Entrance Hall, Open Plan Kitchen, Dining and Living Room with Balcony (all with beautiful coastal views), Shower Room with harbour and beach views, Double Bedroom One with harbour views, Double Bedroom Two.

Allocated Parking Space

Located in front of Pen Eglos Apartments off Riviera Lane.

Private Freehold Garden

With Detached Garden Room comprising Studio, Kitchenette and Shower Room / WC, Sun Terrace, Barbeque Area, Hot Tub, Mature Shrubs, Pathways and Magnificent Views.



Introduction

Located in a prime position within one of the quietest areas in St Mawes, this superbly presented and stylishly modernised apartment has stunning panoramic far-reaching views and is equally suitable as a permanent or holiday home. The apartment comes with the rarity of parking and a beautiful freehold garden with detached garden room along with Tavern Beach, the village centre and harbour all within walking distance.

Description

This first-floor apartment is accessed at the rear via a slope to the side of the building that leads to a level path at the top of the incline. A walkway bridge allows a level access as if the apartment is at ground floor level. A door leads into a communal hallway which is shared only between Flats Four and Five. Apartment Four's entrance door leads into a hall with doors to the open plan living room, bedrooms at the rear of the property, and the shower room. The living room is spacious, light and airy, having a zone for a dining table and to one side sits a modern open plan kitchen with integrated appliances. There is a balcony leading off with room to sit and enjoy the stunning panoramic views.

The private freehold garden is for the sole use of Apartment Four only and located to one side of the complex. This garden offers its own idyllic sanctuary for peace and seclusion and to relax and enjoy the inspiring views that have to be experienced to fully appreciate. The detached garden room has planning permission and comprises a Studio / Garden Room and Shower Room / WC. A hot tub and garden seat are positioned perfectly for privacy providing the optimum vantage point to admire the exceptional views.

The Views

The captivating views encompass the Percuil River, Summers Beach, St Anthony National Trust Headland, St Mawes Harbour, across Falmouth Bay to the Lizard Peninsula, St Mawes and Pendennis Castles, and miles of open sea. For much of the year there is a grandstand view of a variety of fascinating sailing and other marine activity.





Summary

The apartment and its garden are equally suitable as either a permanent or holiday home. For the privacy and quietness of the Pen Eglos homeowners, the lease restricts the apartments from being commercially holiday let. Offered with no onward chain, an early appointment to view this rare opportunity is unhesitatingly recommended.



Location Summary

(Distances and times are approximate)

Tavern Beach and St Mawes waterfront: 150 yards. St Mawes Quay and Sailing Club: 350 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with 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.

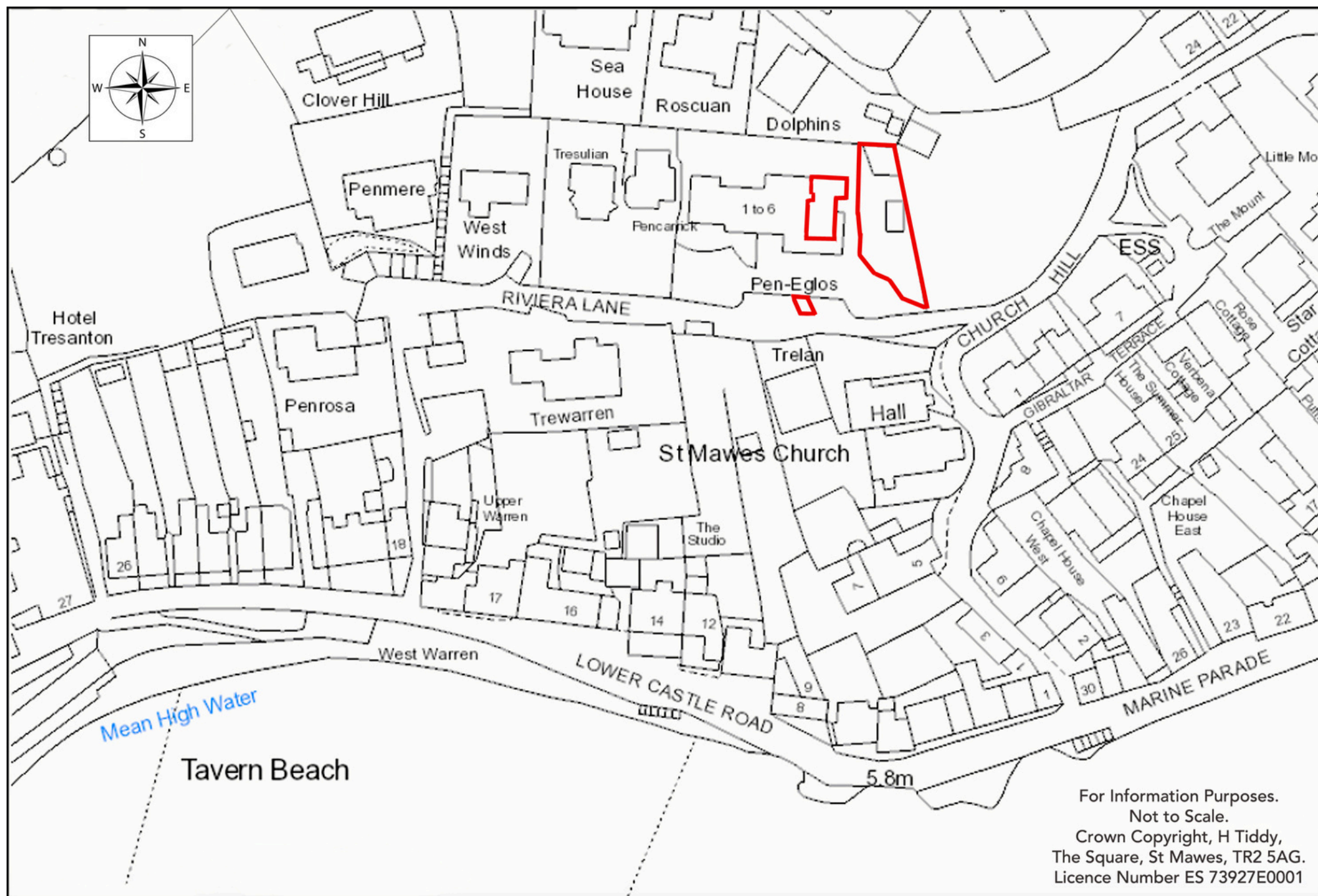
Cornwall

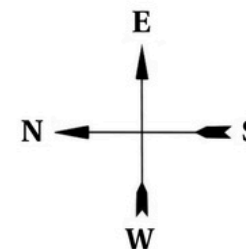
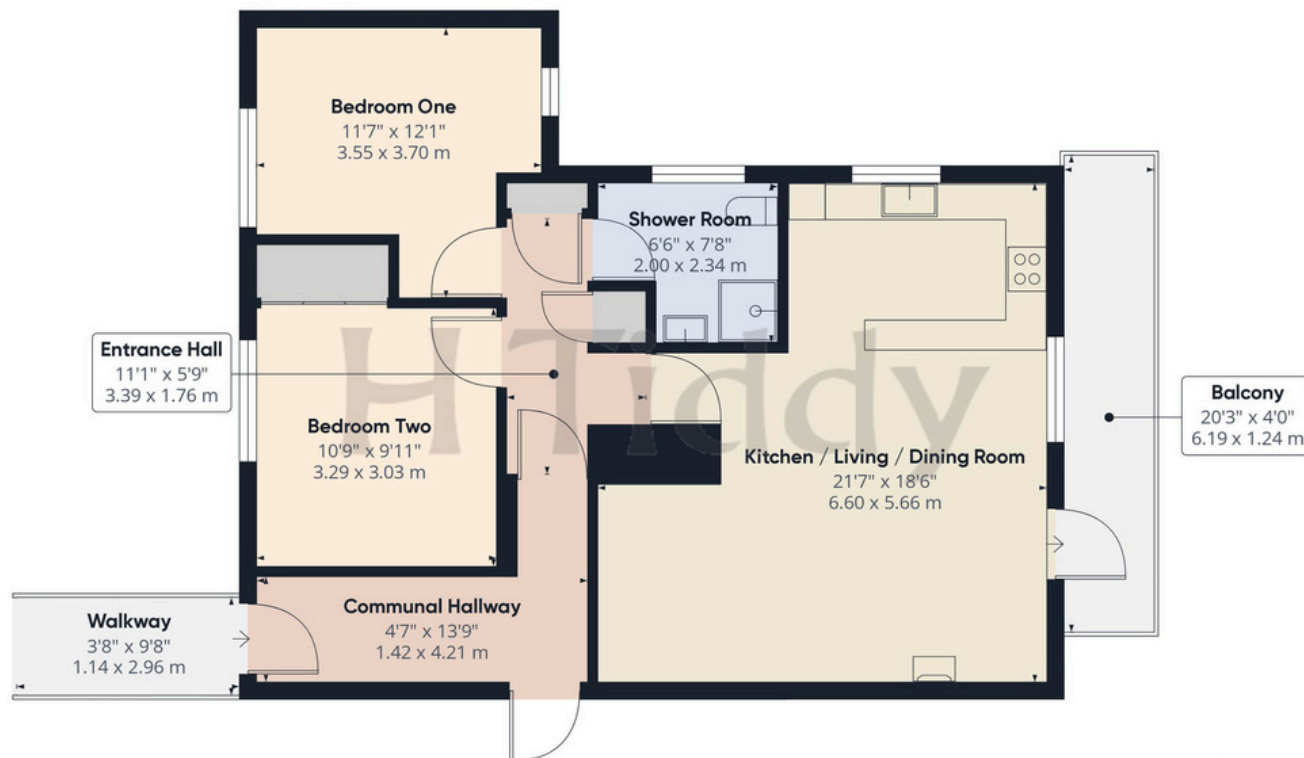
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske).

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). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.







Approximate total area⁽¹⁾

911.29 ft²

84.66 m²

Balconies and terraces

117.11 ft²

10.88 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

General Information

Services and Specifications: Mains water, electricity and drainage. Electric Heaters in Living Room (Economy 7) and Bedroom Two. Modern Oil based in Living Room and Bedroom One. Double glazed windows and doors.

Energy Performance Certificate Rating: D **Council Tax Band:** E

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 76 Mbps; Standard 15 Mbps.

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

Tenure Apartment: Leasehold for the apartment (999 years from 29th September 1986). One sixth share of the management company, Pen Eglos Management Company Ltd.

Tenure Garden: Freehold

Land Registry Title Numbers: Apartment Four: CL51882. Freehold Garden: Deed within CL128912

Ground Rent: £5

Annual Service Charge (including Buildings Insurance): £1680 plus £720 sinking fund.

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

Agents Note: There is a common restriction in the lease stating that the apartments cannot be commercially holiday let. The Freehold Garden has an Overage Agreement to the benefit to one of the neighbouring apartment owners and cannot be sold off separately from apartment four as the garden would effectively become land locked.

Viewing: Strictly by appointment with H Tiddy.



Apartment Four

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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.

