



Pen an Garth

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A stylish and chic reverse-level modern family-sized house with beautiful harbour and countryside views, quietly and privately located in the corner of a courtyard. Benefitting from gardens front and rear, a parking space plus a garage, this turn-key property is around a 180-yard walk to the exclusive St Mawes waterfront where shops, beaches, cafes, pubs, restaurants, beautiful coastal walks and sailing facilities are all on the doorstep.



Accommodation Summary

Total Internal Floor Area: 1071 sq ft (99.4 sq m).

Ground Floor

Entrance Veranda, Entrance Hall, Main Bedroom with En-Suite Shower Room, Bedroom Two, Family Bathroom, Rear Hall / Cloaks Store.

First Floor

Spacious Living Room, Stylish Kitchen, Inner Lobby, Cloakroom W/C, Bedroom Three.

Outside

Private Front and Rear Gardens, Garage and Allocated Parking Space.



Description

This light and airy property has been recently refurbished to a high standard, offering modern comforts while retaining a sense of character. Designed with reverse-style living to maximize the breathtaking water views, Pen an Garth provides a well-balanced combination of stylish interiors, practical living spaces, and an enviable location just 180 yards from the quayside and village centre.

On the ground floor, the entrance hall leads to a beautifully appointed main bedroom with a luxurious en-suite shower room and direct access to the rear garden via French doors. A second guest double bedroom enjoys a sunny southerly aspect with French doors opening onto the front veranda. A tasteful family bathroom, presented in immaculate order, completes this level.

Upstairs, the open-plan living space is a standout feature of the home. Three double-glazed casement windows flood the room with natural light while showcasing stunning views over St Mawes Harbour, Falmouth Bay, and the St Anthony National Trust Headland. A contemporary 'hole-in-the-wall' fireplace is framed by stylish built-in shelving and cabinetry, adding both warmth and sophistication to the space. The immaculate kitchen, positioned to the rear, features luxury shaker-style units, granite worktops, and integrated appliances, including an oven, hob, fridge, separate freezer, washer/dryer, dishwasher, and wine cooler.

A separate inner lobby leads to a cloakroom WC with a window offering views over the village to Falmouth Bay and the Manacles. A third bedroom, which could serve as a study or dining room, provides additional versatility to the living accommodation.

The property enjoys captivating views encompassing St Mawes Harbour with its yacht and fishing boat moorings, extending towards Place Manor and the wooded St Anthony headland. The outlook also spans the village and reaches as far as Falmouth Bay and the Lizard Peninsula, providing a constantly changing maritime scene throughout the year.



Outside

The front garden is an enclosed, sun-drenched space with mature shrubs and a paved terrace leading to a delightful veranda. A pedestrian gate provides convenient access to the communal courtyard and garage. The rear garden is designed for ease of maintenance, offering a peaceful retreat with a barbecue area, walled enclosures, and mature planting. A central paved terrace is perfectly positioned to capture the afternoon and evening sun, making it an ideal space for alfresco dining and entertaining.

The adjoining garage (17'11" x 8'9") features an up-and-over door, lighting, power, built-in shelving, storage in the eaves, a skylight, and a side pedestrian door providing access to the garden. An allocated parking space is conveniently positioned within the courtyard.



A Brief History

The Brake Yard, in which Pen an Garth is situated, was historically an important part of St Mawes' social and economic life. Once home to stables, a harness room, and a bus service to Truro, the site was redeveloped in the 1990s into four thoughtfully designed homes with reverse-style living to take full advantage of the spectacular surroundings.

Pen an Garth has undergone two extensive refurbishment programs—first in 2007 and most recently just three years ago. The latest upgrades include high-quality 'Evolution-Stormproof' windows and doors, bathroom enhancements, new flooring throughout, an upgraded electric heating system with remote control functionality, and a stylish contemporary fireplace with integrated shelving in the living room.



Summary

Pen an Garth represents a rare opportunity to acquire a stylish and beautifully presented home in one of Cornwall's most exclusive coastal villages. With its prime location, stunning views, and practical features, this property is well suited to both permanent residents and those seeking a second home or lucrative holiday let. The easy-to-maintain gardens, well-proportioned living spaces, and off-road parking make this an exceptional offering in the heart of St Mawes.



Location Summary

(Distances and times are approximate)

St Mawes Harbourside and Waterfront: 180 yards. Summers Beach: 550 yards. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with daily flights to London and regular flights other Regional UK airports and European destinations. St Austell: 15 miles with 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 built by Henry VIII. 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.

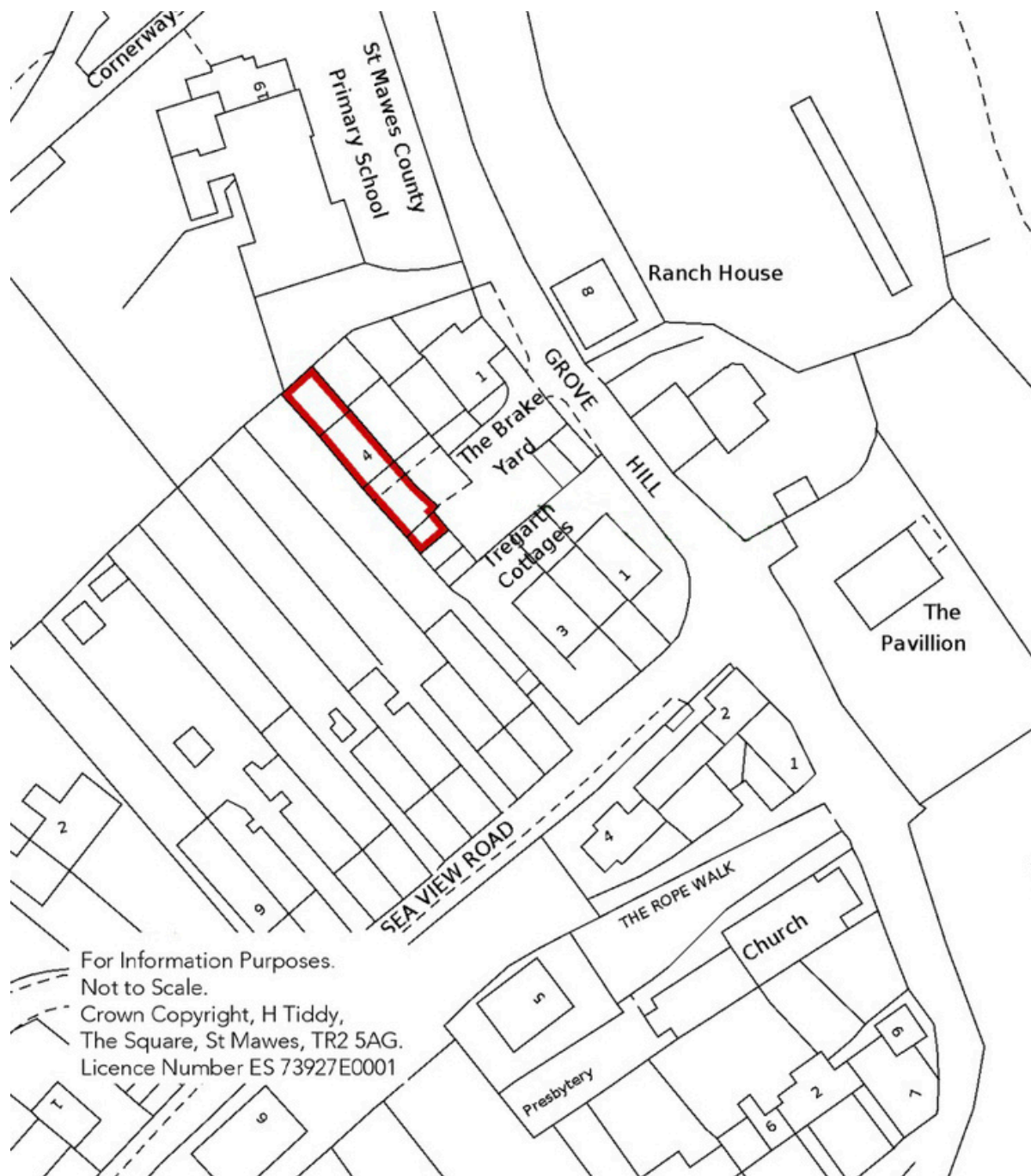
Local Amenities

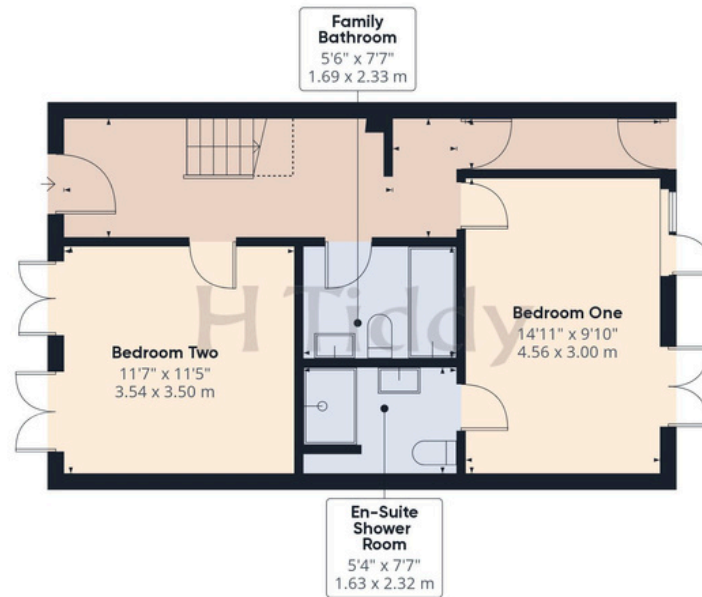
St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and a range of cafes, restaurants, 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

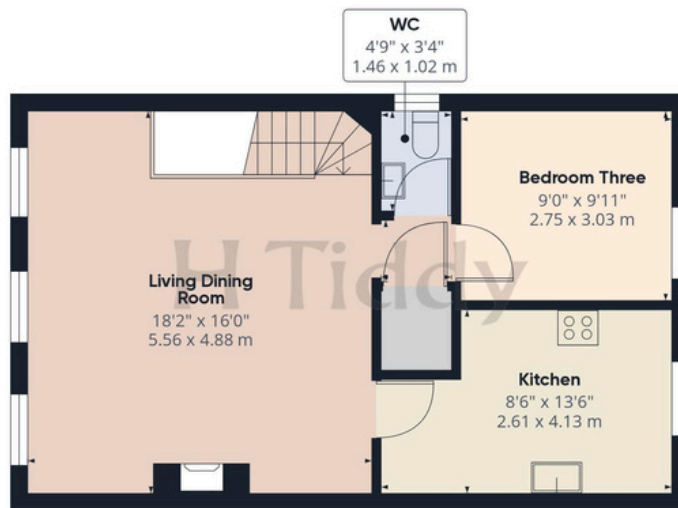
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1171.32 ft²

108.82 m²

Reduced headroom

12.46 ft²

1.16 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

General Information

Services: Mains water, electricity and drainage. Television Points. Freesat dish. Telephone (superfast Broadband enabled). Electric Radiators (wi-fi remotely controlled).

Energy Performance Certificate Rating: E.

Council Tax Band: F.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 64 - 80 Mbps; Standard 24 Mbps.

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

Tenure: Freehold. There is a Management Company set up for the communal courtyard area with a nominal charge payable between the 4 properties for its upkeep and maintenance.

Land Registry Title Number: CL67292.

Agents Note: Fixtures, fittings, contents and furnishings are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Pen An Garth

4 The Brakeyard
Grove Hill
St. Mawes
Truro
Cornwall
TR2 5BP

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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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