



Manor Cottage

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A charming Grade II Listed two-bedroom terraced cottage in a superb waterfront position with far-reaching views over St. Mawes harbour. Manor Cottage presents a rare opportunity to acquire an attractive coastal retreat in this highly sought-after village. With its characterful interiors, enviable location, and proven track record as a holiday let, this is a truly special property not to be missed.



Accommodation Summary

Total Internal Floor Area: 712 sq ft ((66 sq m).

Ground Floor

Entrance Vestibule, Sitting Room, Kitchen/Dining Room.

First Floor

Two Double Bedrooms, Shower Room.

Outside

Small Sun Terrace with Harbour Views.



Description

Manor Cottage is a delightful Grade II Listed two-bedroom period cottage perfectly positioned on the harbour front to enjoy the stunning waterside scenery of St. Mawes. With its enviable setting close to the harbour, this charming home is ideal for those seeking a peaceful retreat by the sea, whether as a permanent residence, a holiday home, or an investment property with excellent letting potential.

The cottage is full of character, offering a warm and welcoming atmosphere throughout. The ground floor features a cosy sitting room, ideal for relaxing while taking in the tranquil surroundings. The adjoining kitchen/dining room is a practical and inviting space, well-appointed for both everyday living and entertaining. From here, access to the front terrace allows for an effortless flow between indoor and outdoor spaces, creating the perfect spot to enjoy morning coffee or evening drinks while watching the boats in the harbour.

Upstairs, two well-proportioned double bedrooms provide comfortable accommodation, each offering glimpses of the picturesque waters beyond. The shower room is neatly fitted, ensuring practicality while maintaining the character of the home.

Outside, the cottage benefits from a small sun terrace to the front, a wonderful place to take in the coastal scenery and embrace the relaxed pace of life that St. Mawes offers.

Manor Cottage has a strong history as a successful holiday let, making it a compelling choice for those looking for an investment opportunity. Further details on rental income and letting potential are available upon request.



Summary

Manor Cottage presents a rare opportunity to acquire a characterful coastal home in the heart of St. Mawes. With stunning views, a sought-after location, and a successful history as a holiday rental, this charming cottage is ideally suited to those seeking a seaside retreat or an investment property in one of Cornwall's most picturesque villages.



Location Summary

(Distances and times are approximate)

All the village amenities and beaches are within a few yards of the cottage along the seafront.

St Mawes Quay and Sailing Club: 75 yards. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

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.

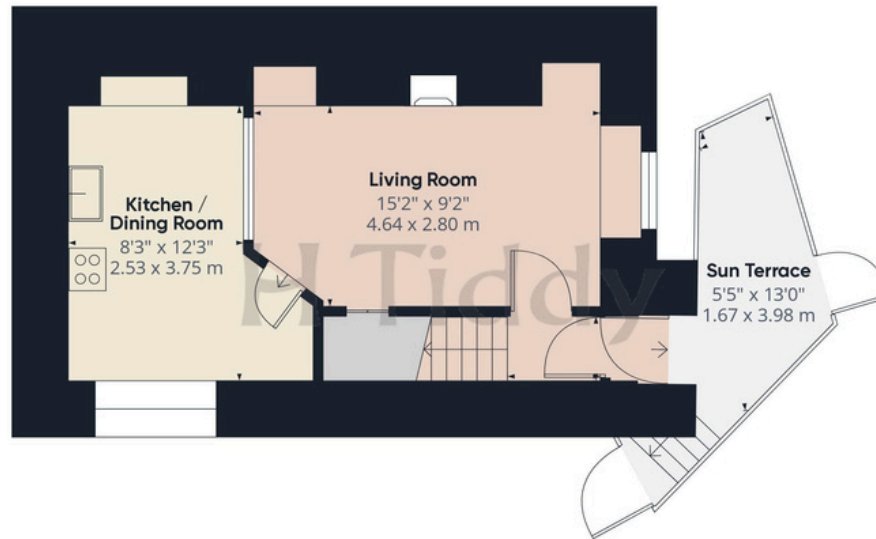
Cornwall

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.

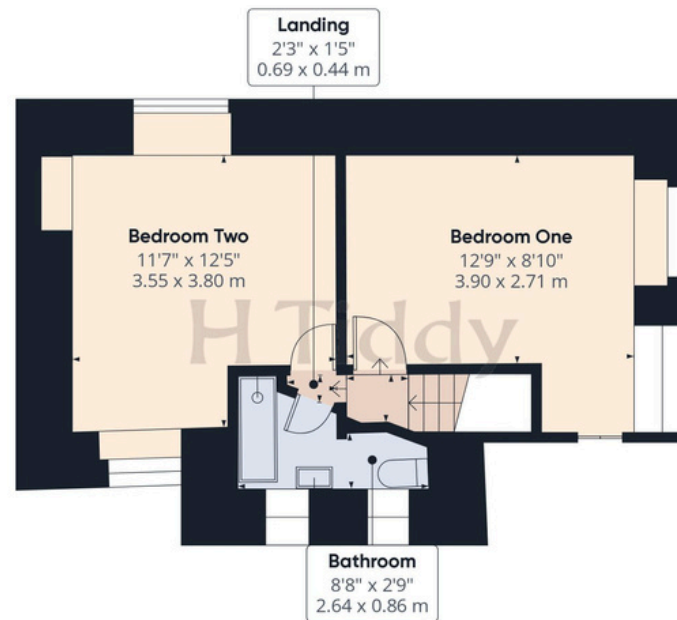
Fine Dining Restaurants

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

610.74 ft²

56.74 m²

Balconies and terraces

96.77 ft²

8.99 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 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.

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General and Material Information

Services: Mains water, electricity and drainage. Telephone and television points. Electric room heaters.

Energy Performance Certificate Rating: Exempt – Grade II Listed.

Council Tax Band: Currently Business Rated.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

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

Tenure: Freehold.

Land Registry Title Numbers: CL143058.

Viewing: Strictly by appointment with H Tiddy.

Manor Cottage

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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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