



4 The Rope Walk

H Tiddy

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A charming, beautifully presented, light and airy triple fronted cottage with gardens and parking, located within 175-yard walk of the harbourside, shops and restaurants. With numerous character features, this desirous property has wonderful water and countryside views towards Place, St Anthony Lighthouse and Falmouth Bay.



Accommodation Summary

Total Internal Floor Area: 1,157.22 sq ft (107.51 sq m).

Ground Floor

Entrance Porch, Dining Room, Breakfast Kitchen, Sitting Room, Rear Hall / Utility, Cloakroom W/C.

First Floor

Landing, Inner Landing, Principal Bedroom with En-Suite Bathroom, Bedroom 2, Shower Room, Bedroom 3.

Outside

Parking Area, Garden leading to private Patio Sun Terrace bordered by fence. Paved Evening Courtyard, Rear Passageway / Store Room, Further Courtyard Area with Garden Shed.



Introduction

Discover this beautifully presented, triple-fronted 3-bedroom, 2-bathroom cottage situated just 175 yards from the heart of the village. This light-filled and airy home combines traditional character with modern comforts, featuring two reception rooms, lovely gardens, and convenient off-street parking.

With picturesque water, harbour and country views stretching toward Place, St Anthony Lighthouse, and Falmouth Bay, this desirable property also boasts an oil-fired central heating system plus a wood-burner to keep things cosy. A highlight is the spacious sitting room, complete with French doors that open onto a sunny patio garden, perfect for enjoying the outdoors all day long. For practical living, the cottage also offers a utility area, cloakroom, and additional storage.



Description

Set in a peaceful yet central location, shops, restaurants, café's, pubs, beaches, coastal walks, water-sport facilities and foot ferries on the quay and harbourside are easily accessible, making it ideal for both permanent living or as a holiday home. Stylish interiors and characterful features make this a must-see.

The two reception rooms are inviting living areas and are perfect for entertaining or unwinding with the family. The sitting room stands out with its beautiful French doors that open onto the patio garden, where sunlight pours in throughout the day, creating a warm and welcoming environment. With original beams, a cosy fireplace, a wood-burner inset and rustic detailing, this cottage is filled with character and charm, seamlessly blending the old with the new.

A practical utility area at the rear of the property provides additional storage and laundry space, while a cloakroom adds convenience for guests and family alike.

Upstairs the three spacious bedrooms offer ample space and natural light, providing a comfortable and restful atmosphere. The principal bedroom features sweeping views toward St. Anthony Headland, St Mawes harbour to Falmouth Bay, adding a touch of magic to your morning routine. It also has a very convenient, light and airy en suite bathroom with panelled bath, basin and wc. There is also a family shower room on this floor with a shower cubicle, wash basin and wc.





Externally

A significant advantage is the off-street parking, a rare and coveted feature in this village location. The sunny patio is a perfect spot for al fresco dining or relaxing with a book, the fenced & private patio captures sunlight from morning till evening. The well-maintained garden area also offers plenty of space for those with a green thumb. To the rear, you'll find practical outdoor storage areas, perfect for keeping garden tools, bicycles, or outdoor furniture. There is also a utility area connected to the cottage, providing extra space for day-to-day necessities.



The Views

The cottage offers stunning vistas encompassing the fishing boats and other moorings in the Percuil River, the charming village and harbour of St Mawes, and stretch out to Amsterdam and Carricknath Points on the beautiful National Trust-owned St Anthony Headland. On clear days, the views extend across Falmouth Bay to the Manacles and miles beyond into the English Channel. The bay and harbour are lively with marine activity throughout the year, with sailing races in the season adding to the vibrant coastal atmosphere.



Location Summary

(Distances and times are approximate)

Central Village and harbourside: 175 yards. Tavern Beach: 550 yards. King Harry 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 flights to London, other UK regional 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 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 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.

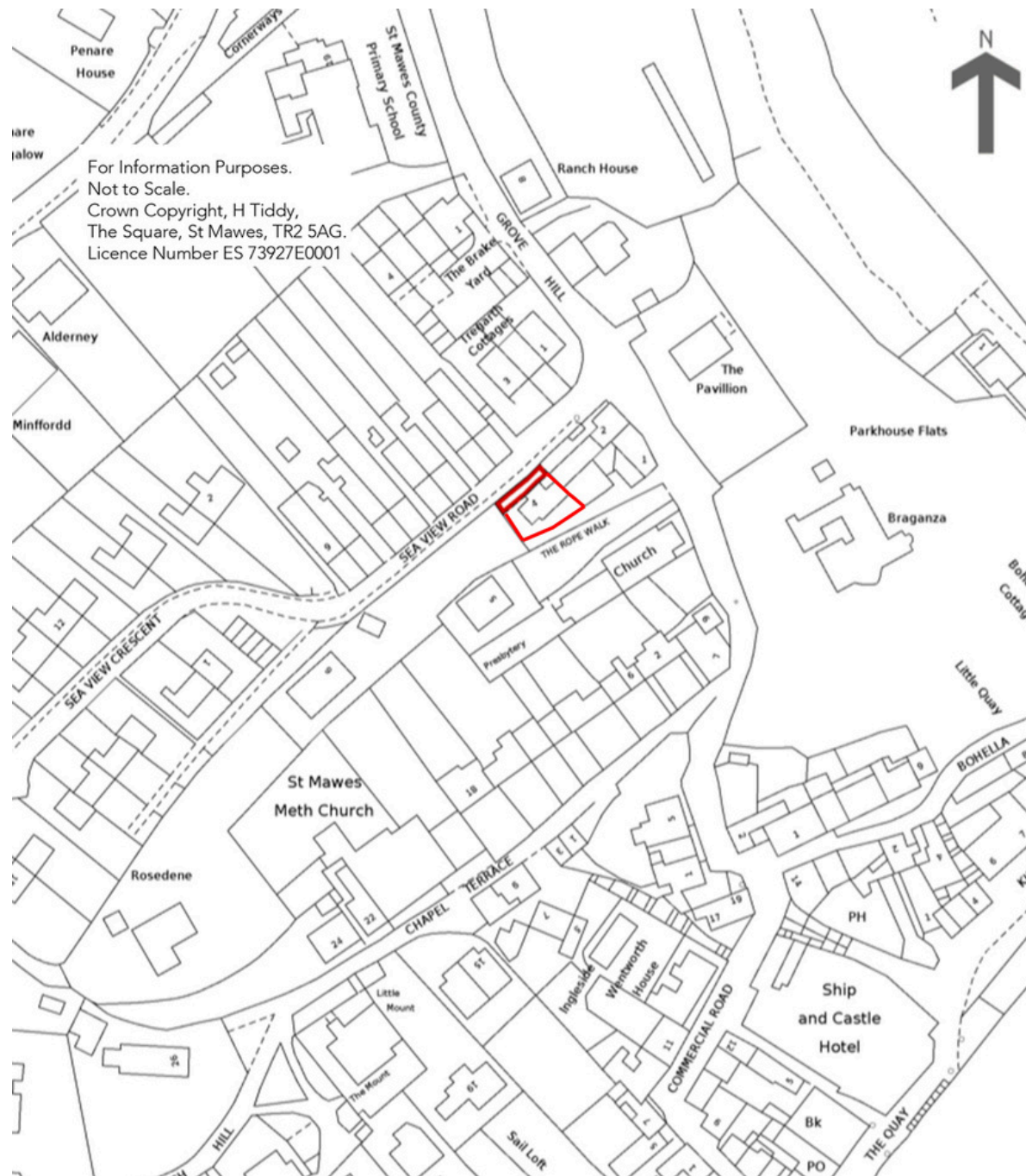
Cornwall

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.





For Information Purposes.
Not to Scale.
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Approximate total area⁽¹⁾

1157.22 ft²

107.51 m²

Reduced headroom

9.08 ft²

0.84 m²

(1) Excluding balconies and terraces

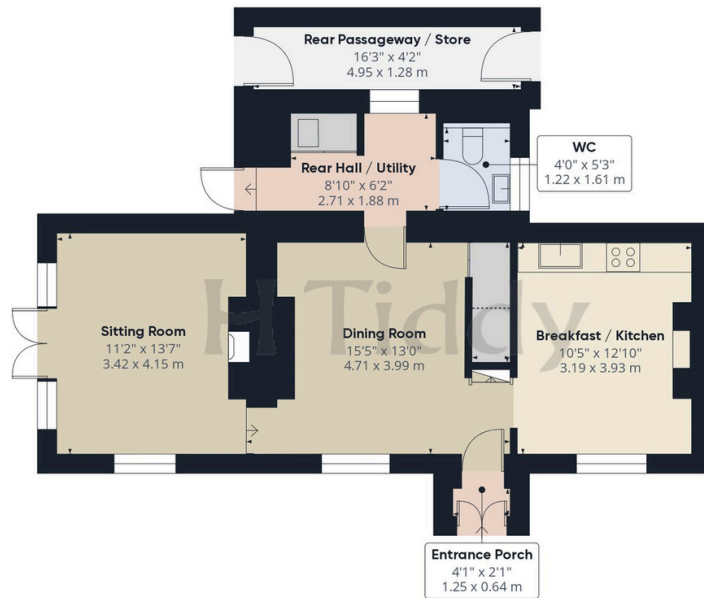
Reduced headroom

..... Below 5 ft/1.5 m

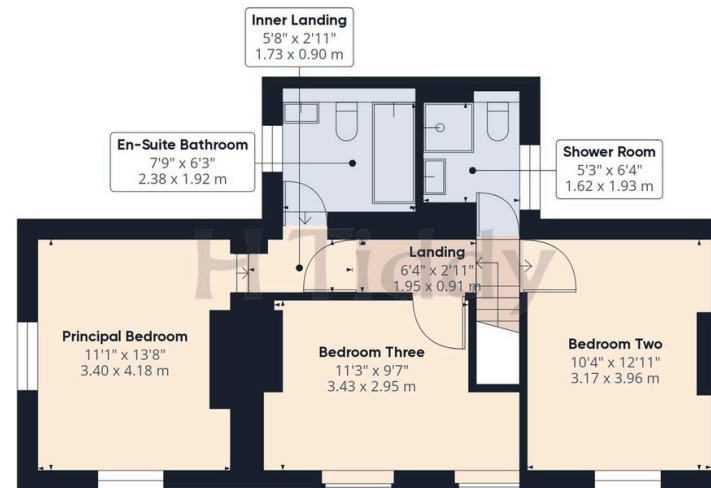
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Ground Floor



First Floor

General Information

Services: Mains water, electricity and drainage. Oil fired central heating.

Energy Performance Certificate Rating: F.

Council Tax Band: E.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL122037.

Viewing: Strictly by appointment with H Tiddy.

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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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