



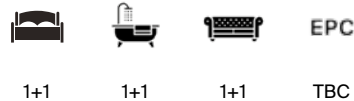
# APARTMENTS PELYN AND POLMARO

Freshwater Lane, St. Mawes, Truro, Cornwall,



# PELYN AND POLMARO

Currently arranged as two self-contained one bedroom apartments, Pelyn and Polmaro offer an intriguing opportunity in St Mawes, with potential to create a single waterside home, subject to the necessary planning permission and consents.



Local Authority: Cornwall Council

Council Tax: The apartments are currently used as holiday lets and are therefore subject to business rates.

Tenure: Freehold

Directions: Postcode TR2 5AR. What3Words: ///plays.gearing.sweetened

Services: Mains electricity. Electric heating and hot water. Mains water. Private drainage.

Viewings strictly by appointment only through Knight Frank LLP



## SUMMARY OF ACCOMODATION

### **Pelyn:**

Open-plan kitchen / living / dining room | Double bedroom | Shower room | Full-width balcony

### **Polmaro:**

Open-plan kitchen / living / dining room | Double bedroom | Shower room | Full-width balcony

### **Outside:**

Two balconies | Views over Freshwater Boatyard and the Percuil River | Private parking

Potential for mooring, subject to agreement from Freshwater Boatyard.

### **Distances:**

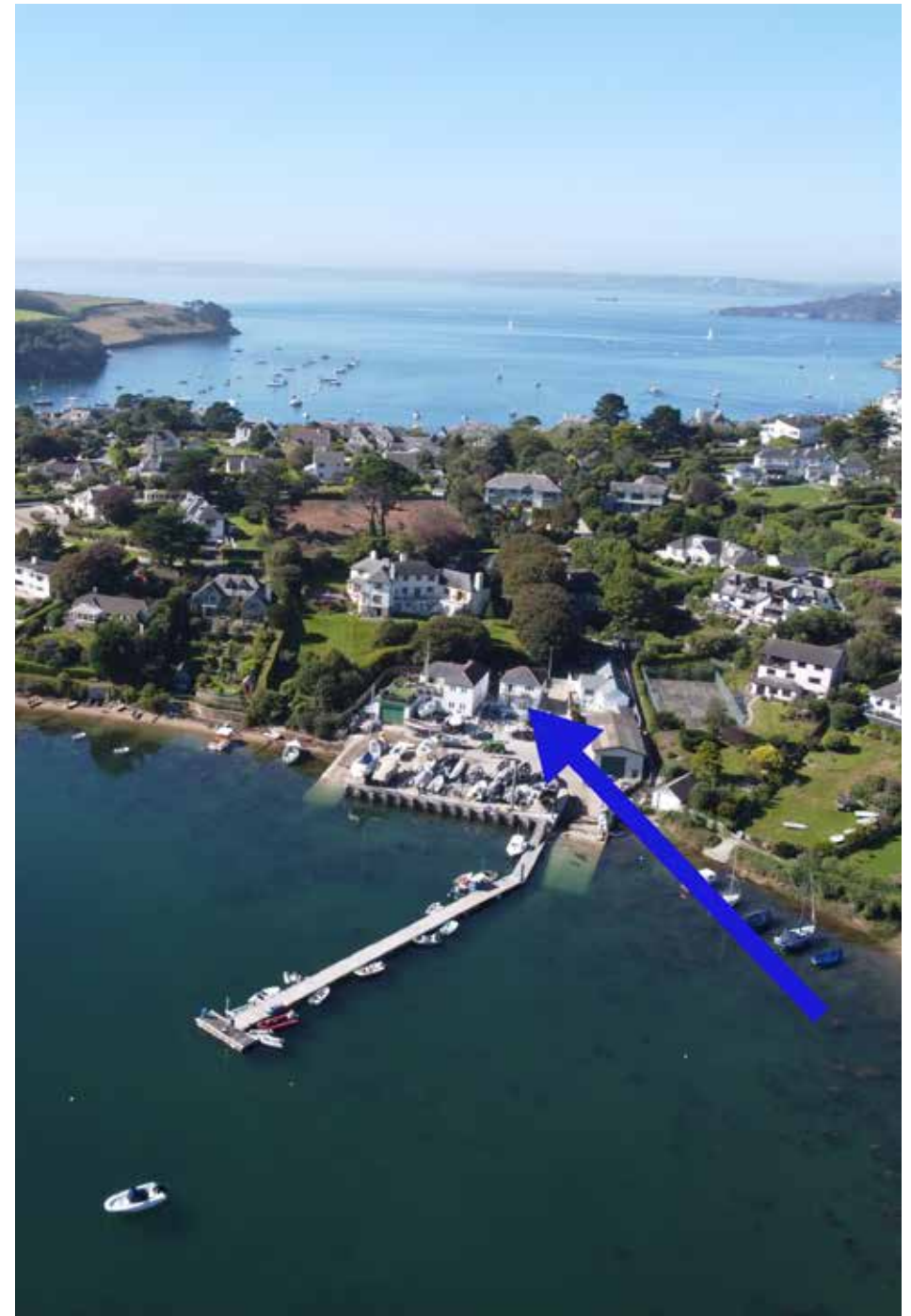
St Mawes 0.5 miles; Truro 18 miles (London Paddington from 4 hours 18 minutes); Cornwall Airport Newquay 27 miles.





## SITUATION

Pelyn and Polmaro are situated overlooking Freshwater Boatyard on the edge of St Mawes, with stunning views over the sheltered tidal waters of the Percuil River. The boatyard was established in the late 18th century and remains a characterful working environment, with boat storage, launching, repairs and moorings contributing to the distinctive waterfront atmosphere. St Mawes is one of Cornwall's most desirable coastal villages, set on the Roseland Peninsula and surrounded by outstanding natural beauty. The village offers a harbour, beaches, pubs, restaurants, shops and regular passenger ferry services to Falmouth. From St Mawes, the Carrick Roads, Percuil River and Fal Estuary provide superb opportunities for sailing, kayaking, paddleboarding and exploring by boat. The wider Roseland Peninsula is known for its creeks, beaches, coastal walks and unspoilt villages including Portseatho, Veryan and St Just in Roseland. St Anthony Head, the South West Coast Path and numerous secluded coves are also within easy reach. Truro provides a wider range of amenities and a mainline rail service to London Paddington, while Newquay Airport offers domestic and European flights.







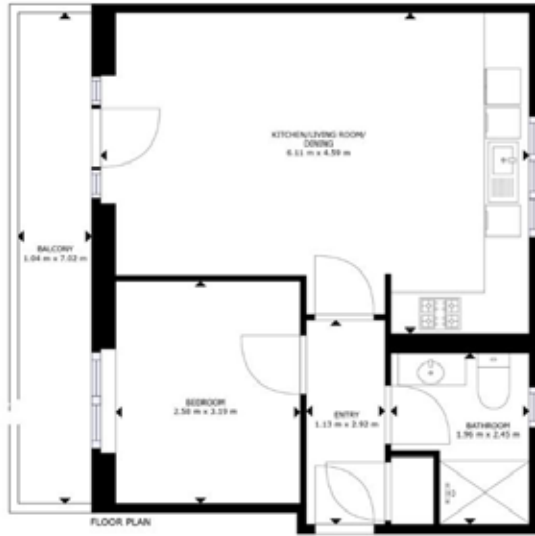
## PELYN AND POLMARO

Pelyn and Polmaro are two purpose-built, self-contained one bedroom apartments positioned overlooking Freshwater Boatyard, with views across the yard to the Percuil River. Each apartment has a similar layout, with an open-plan kitchen, living and dining room, a double bedroom, shower room and a full-width balcony positioned to enjoy the outlook over the river, moorings and daily activity of the boatyard. Pelyn occupies the ground floor, while Polmaro sits above on the first floor and is accessed externally. The accommodation is practical, bright and well suited to holiday or long-term use in its current form. There is parking to the front of the apartments for up to 3 cars. During the summer months, the outlook is shaped by the river, moorings and boating activity and the principal appeal of the property lies in the setting and future potential. For a buyer seeking a foothold in St Mawes, the property offers an unusual opportunity in a highly prized waterfront environment. Subject to the necessary planning permission and consents, there may be potential to combine or reconfigure the two apartments to create a single waterside home with superb views and private parking. A potential CGI image is displayed of what could be possible. This is purely computer generated and no planning permission is currently in place for such works, and buyers should make their own enquiries.





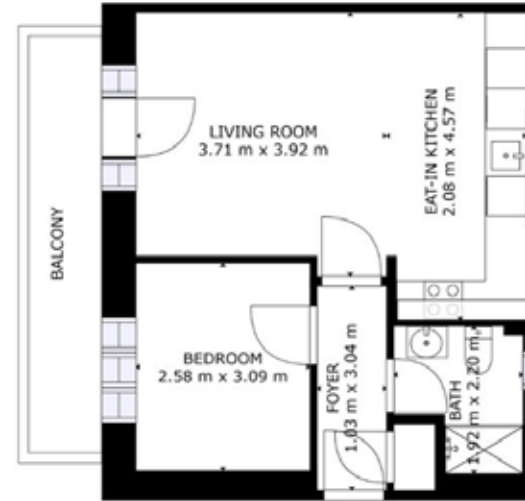
CGI



GROSS INTERNAL AREA  
FLOOR PLAIN 41.20 m<sup>2</sup>  
ENCLOSED AREA BALCONY 7.84 m<sup>2</sup>  
TOTAL 49.04 m<sup>2</sup>

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GROSS INTERNAL AREA  
FLOOR PLAIN 40.42 m<sup>2</sup>  
ENCLOSED AREA BALCONY 7.84 m<sup>2</sup>  
TOTAL 48.26 m<sup>2</sup>

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An aerial photograph of a harbor filled with numerous sailboats. A long wooden pier extends into the water, leading to a marina where many boats are docked. In the foreground, there are buildings, a tennis court, and a grassy area. The background shows rolling green hills under a clear sky.

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