



ROHRS & ROWE

2 The Brake Yard
Grove Hill
St Mawes
Cornwall
TR2 5BP

- Charming residence
- Reverse level accommodation
- Generous sitting room
- Lovely views over town and harbour
- Well appointed kitchen
- Dining area
- Master bedroom suite
- Well proportioned guest bedroom
- 1st floor bedroom/ office
- Family bathroom
- Front terrace
- Attractive walled garden
- Garage and 2 parking spaces
- 250 m from harbour
- EPC D
- Council tax Band F



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AN ELEGANT THREE-BEDROOM RESIDENCE OFFERING FLEXIBLE ACCOMMODATION, SET IN AN ELEVATED POSITION AND ENJOYING DELIGHTFUL FAR-REACHING VIEWS FROM THE REVERSE-LEVEL SITTING ROOM, TAKING IN THE PICTURESQUE RIVER AND EXTENDING ACROSS THE SURROUNDING COASTLINE.





PROPERTY

Set within an exclusive private development, the property is located just a short distance from the heart of the village, offering both convenient access to local amenities and a peaceful retreat away from the hubbub, particularly during the busy summer months. The house is approached via a private courtyard, with garaging arranged across two separate areas. Entry to the property is from a charming terrace, with steps leading up to a generous, light-filled sitting room. This wonderful space provides the perfect place to relax while enjoying the delightful outlook over the town and the river below. To the rear, a well-appointed kitchen is ideally positioned, making entertaining both easy and enjoyable. The principal bedroom suite is located on the lower floor, along with a comfortable guest bedroom and a well-fitted family bathroom. The third bedroom is situated on the upper floor and is currently used as a home office, offering flexibility for a variety of uses.

There is also access to a charming private garden, a truly lovely space that is perfect for relaxing or enjoying evening drinks with friends. Parking in the village can often be challenging, however the property benefits from two parking spaces as well as a garage, which could easily accommodate boating equipment if required.







ST MAWES



ROSEVINE AND PORTSCATHO



ST JUST IN ROSELAND



PORT HOLLAND

LOCATION

St Mawes has long been regarded as one of Cornwall's most desirable and exclusive destinations. The privacy, peace and tranquillity of its surroundings, combined with its accessible coastal location, make the village an exceptional place to live or visit. There are two beaches to enjoy, with Summers Beach - a firm family favourite - just a short walk beyond the harbour. There are regular passenger ferry crossings to and from Falmouth, and the village is home to a vibrant sailing club with excellent facilities. St Mawes also offers an outstanding selection of restaurants, pubs and bars to suit all tastes and budgets, including the renowned Tresanton Hotel and the equally impressive harbour-front Idle Rocks Hotel, both just moments away.

DISTANCES

Truro: 10 miles via King Harry car ferry. • Falmouth: 15 miles via King Harry car ferry or direct via passenger ferry
• Newquay Airport: 26 Miles





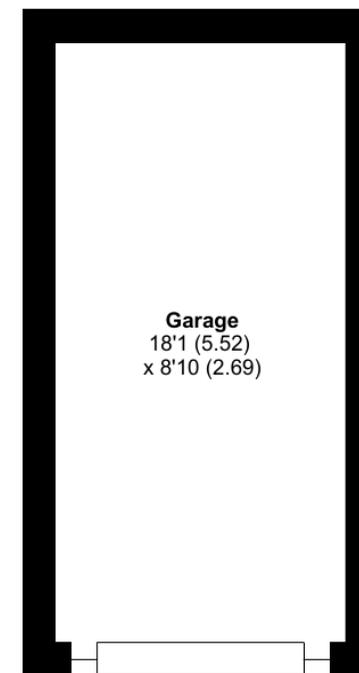
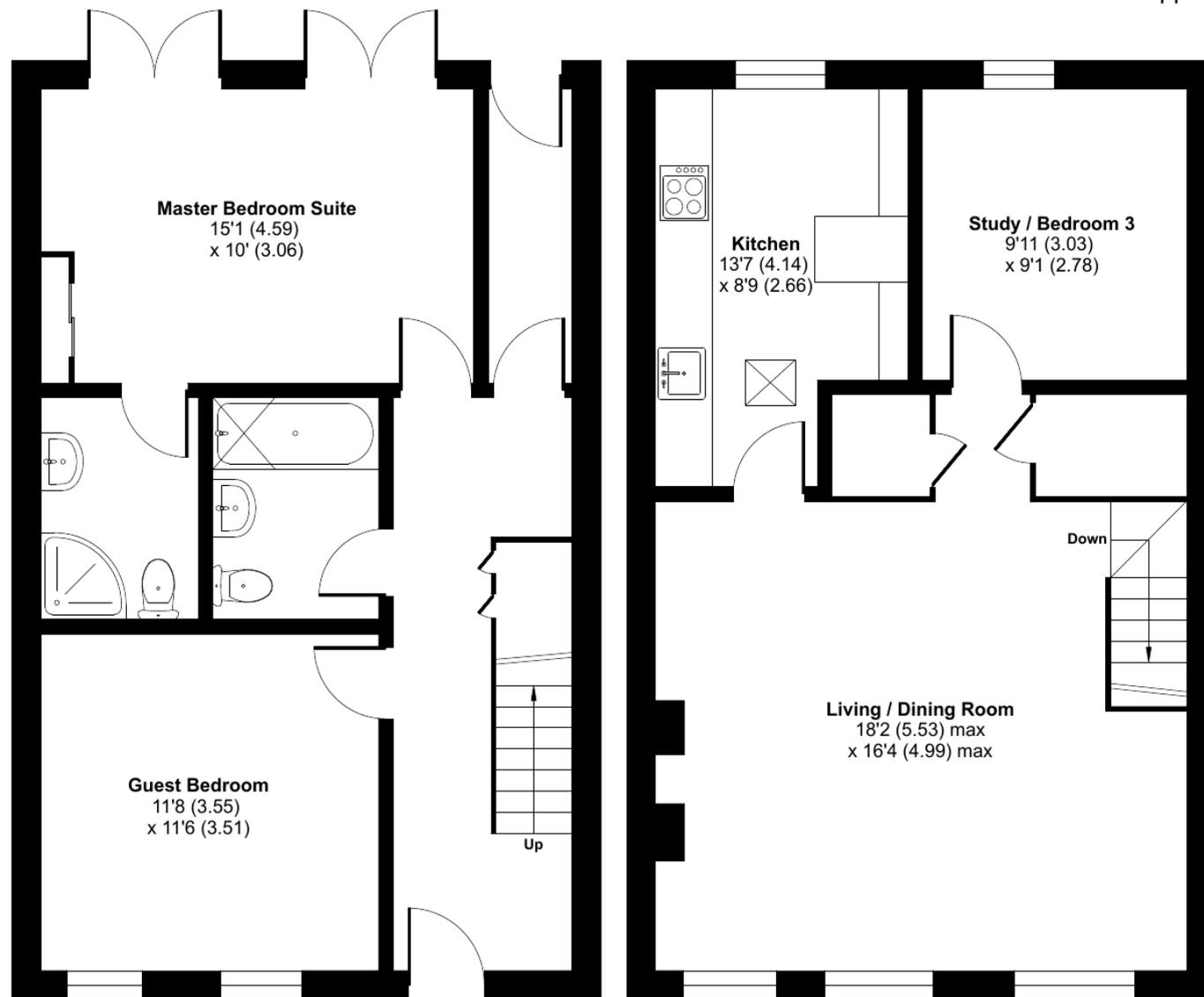
The Brakeyard, Grove Hill, St. Mawes, Truro, TR2 5BP

Approximate Area = 1102 sq ft / 102.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1262 sq ft / 117.1 sq m

For identification only - Not to scale



Garage
18'1 (5.52)
x 8'10 (2.69)

GARAGE

GROUND FLOOR

FIRST FLOOR





Services: Mains water & electricity. Electric hot water & heating

Directions: What 3 Words; legs.dove.Freezers

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