



2 The Brakeyard

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Tucked away in a peaceful private courtyard just steps from the heart of St Mawes, this beautifully presented three-bedroom home combines light-filled, reverse-level living with the rare benefits of private parking and a garage. Offering stunning harbour and sea views, it is the perfect blend of comfort, style, and convenience.



Accommodation Summary

Gross Internal Floor Area : 1,000 sq ft (92.9 sq m).

Ground Floor

Bedroom One with En Suite Bathroom, Bedroom Two, Bathroom, Rear Hall.

First Floor

Sitting Room, Kitchen Breakfast Room, Bedroom 3 / Office, Cloakroom.

Outside

Sun Patio, Rear Courtyard Garden, Parking Space and Garage.



Internally

Quietly set within a private courtyard just moments from the heart of St Mawes, this immaculate three-bedroom home offers generous, easy-to-maintain accommodation with the rare advantages of private parking and a garage. Designed with reverse-level living to maximise the light and outlook, the principal first-floor living space enjoys superb views across the harbour and out to sea.

The Ground Floor consists of two excellent-sized bedrooms, with the master bedroom to the rear featuring an en suite shower room and French doors opening onto the patio garden. Bedroom 2 is also well-proportioned, while the main bathroom serves the ground floor. A rear hallway provides direct access to the garden, making indoor-outdoor living seamless.

On the First Floor, the sitting room and kitchen breakfast room occupy the first floor, taking full advantage of the reverse-level design to maximise light and capture the harbour and sea views. The third bedroom, currently used as an office, offers flexible accommodation, while a convenient cloakroom completes this level. The layout is highly practical, combining comfort with functionality, making it perfect for both permanent living and holiday use..

Externally

The property benefits from a sun patio and a rear courtyard garden that has been carefully maintained to ensure privacy. The garden is enclosed, creating a safe and tranquil outdoor space. To the front of the home, a patio area provides an ideal spot to enjoy the sunshine, while a dedicated parking space and a garage with storage add rare practical advantages in this central location.



Historical Note

The Brake Yard has long played a part in St Mawes' social and working life. In the early 1900s, under the ownership of J. A. Dotson, it housed stabling for six horses and a harness room that doubled as a meeting place. The Dotson family also owned and brewed for The Victory Inn, using horse-drawn transport from The Brake Yard to distribute materials and barrels across the village.

Visitors to St Mawes would leave their horses and traps here long before the present village approach road existed. During the First World War, many horses from the yard went to France; one, named Tommy, returned safely to spend his later years in the tranquillity of the village.

As motoring advanced, The Brake Yard became home to the village fire engine. In 1972 it was acquired by a local building firm and used as a garaging until 1989, after which four homes—including this one—were sensitively built in a traditional style that preserves the character and heritage of this special location.





Summary

A wonderfully maintained home in a sought-after location, featuring three bedrooms, two bathrooms, a spacious first-floor living area with panoramic views, private outdoor spaces, and secure parking with a garage. Ideal as a permanent residence, holiday home, or investment property with excellent rental potential.



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 an excellent 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.

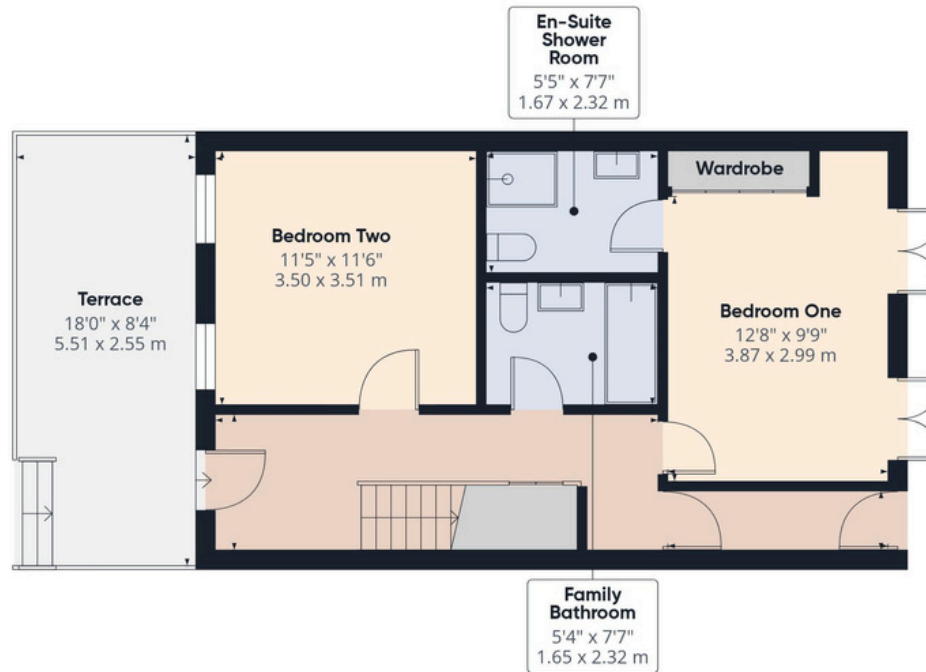
Cornwall

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).

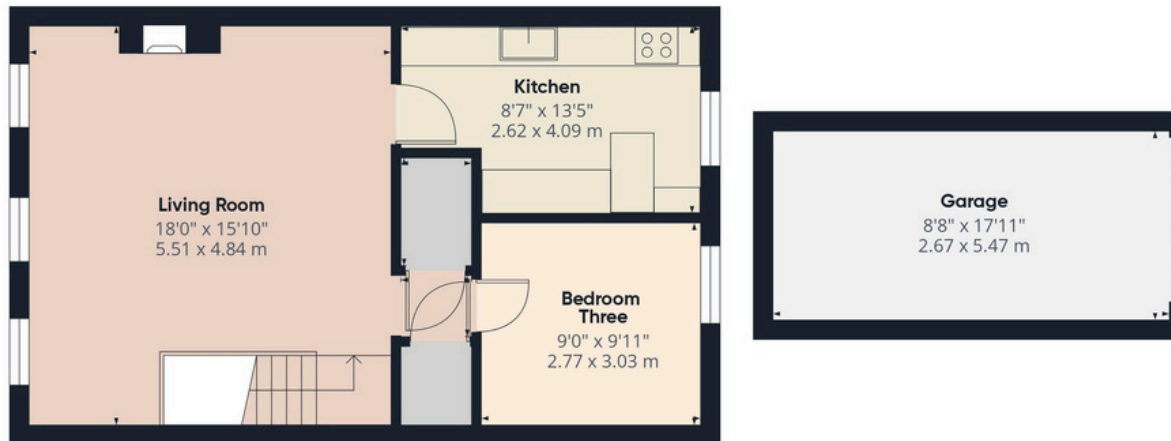
Fine Dining Restaurants

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⁾

1157 ft²

107.5 m²

Balconies and terraces

151 ft²

14 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Information

Services: Mains water, electricity and drainage. Electric Radiators (wi-fi remotely controlled).

Energy Performance Certificate Rating: D

Council Tax Band: F.

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.

Furnishings, Contents and Effects: With the exception of the seller's personal belongings or items of a sentimental nature, the tasteful furnishings, contents and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

Scan this QR code, visit our website or contact us.



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H Tiddy