



5 Pen Brea Close

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Spacious split-level bungalow in private cul-de-sac, just a short walk from St Mawes waterfront and amenities. Enjoying far-reaching coastal views over Falmouth Bay with glimpses of the Percuil River, this flexible 4-bedroom home offers superb indoor-outdoor living, landscaped gardens, sunny terraces, and a vaulted lounge with balcony. Perfect for families, retirees, or holiday retreat — all within easy reach of beaches, sailing facilities, and village amenities.

Accommodation Summary

Gross Internal Floor Area: 2,045 sq ft (190 sq m).

Ground Floor

Kitchen Living Room, Four Bedrooms, Bathroom, Shower Room, Office / Snug.

First Floor

Sitting Room with Balcony off, Under Eaves Storage Space.

Outside

Surrounding Gardens with Sunny Patios, Garage, Driveway Parking.



Description

Enjoying far-reaching coastal views over Falmouth Bay with glimpses of the Percuil River, this flexible 4-bedroom home offers superb indoor-outdoor living, landscaped gardens, sunny terraces, and a vaulted lounge with balcony. Perfect for families, retirees, or holiday letting — all within easy reach of beaches, sailing facilities, and village amenities.

Tucked away at the end of a peaceful private cul-de-sac, this extended split-level bungalow offers light-filled, flexible living space within walking distance of St Mawes' exclusive waterfront and village centre. Its elevated position captures wonderful sea views, while terraces and balconies take advantage of the sun throughout the day.

The heart of the home is a generous open-plan kitchen, dining and living space. Large front and rear windows frame countryside and water views, while a multi-fuel stove with back boiler adds warmth and charm. The kitchen is fitted with painted units beneath stone-effect worktops, with an integrated oven/grill, induction hob, ceramic 1½ bowl sink, and space for a fridge/freezer and dishwasher.

A central reception room links the original and extended wings, currently arranged as a home office and gym but equally suited to a second sitting room or children's playroom.

Four double bedrooms are arranged across the property, two of which occupy the extended wing. These rooms, boasting generous dimensions, each open via French doors to private south-facing terrace. One includes a dressing area adjacent to the shower room, offering potential for an en-suite. The remaining bedrooms provide good sized comfortable accommodation for family and guests.

The main bathroom features pale grey stone-effect tiling with a modern white suite, including a panelled bath with shower over, pedestal basin, WC, and heated towel rail. A separate shower room offers a walk-in enclosure, vanity units, underfloor heating, and concealed-cistern WC.

On the first floor, the lounge is a striking living space with vaulted-ceiling, leading to a private balcony where glass balustrades frame panoramic coastal views — a perfect retreat for morning coffee or evening sunsets. A door leads to an eaves storage space.





Outside

The outdoor spaces have been designed to capture the sun and offer privacy. A driveway to the front provides parking for three vehicles and leads to a detached garage with power and light. The neatly lawned front garden is enclosed by hedging and fencing, catching the morning sun in a peaceful setting. A sheltered patio here provides a delightful spot to enjoy countryside and distant sea views.

A pathway wraps around to a circular patio bordered by low walls and planting — ideal for alfresco dining. Mature shrubs, hedging, and colourful beds edge the property, while the elevated rear garden enjoys sun all day. This area includes a private patio and small lawn surrounded by pebble-edged beds, creating a tranquil, secluded space.

Summary

This beautifully extended bungalow combines versatile accommodation, generous outdoor space and an enviable setting within walking distance of the waterfront — a rare opportunity to secure a spacious home in one of Cornwall's most desirable addresses.



Location Summary

(Distances and times are approximate)

Village harbourside: 500 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.





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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area^m

2045 ft²

190 m²

Balconies and terraces

96 ft²

8.9 m²

Reduced headroom

166 ft²

15.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360

General Information

Services and Specifications: Mains water, electricity and drainage. Telephone and television points. Multi fuel stove with back boiler supplying hot water to the radiators in the original part of the property. Modern electric heaters in the extension. Hot water via electric immersion.

Energy Performance Certificate Rating: E.

Council Tax Band: D.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 21 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. 2036 to 2069: Very Low. Surface Water: Very Low, 2040 to 2060: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL139948.

Viewing: Strictly by appointment with H Tiddy.

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