



## **2 The Watch House Central St Mawes TR2 5DJ**

### **Accommodation:**

Entrance Lobby, Utility Room, Living Room / Kitchen Area, Three Bedrooms  
Family Bathroom, Separate Shower Room, Separate WC.

**£625,000**

Leasehold

Viewing only by appointment with H Tiddy

### **Property Description**

Enjoying some of the finest views in the whole village this centrally located duplex style apartment is moments away from the harbour and local beaches. Taste the water and listen as the tides roll in from all principal rooms including the most impressive living room / kitchen which enjoys two windows looking out over the stunning coast of The Roseland. Apex ceilings throughout the property offer a real sense of space and due to being top floor, it is private and elevated to make the most of the views. There are three bedrooms, two of which are double rooms, each with stunning sea and harbour views. There is a family bathroom and separate shower and a separate WC. This home is perfect as an investment for long stays or to use as a business with holiday letting. Equally this would make a fantastic permanent home for those looking to live centrally in this exclusive award-winning village with some of the best uninterrupted views on offer.

The apartment has been enjoyed for many years by the current owners and let out via a holiday letting agency throughout the year which sees repeat business and excellent income.

**Location Summary** – (distances and times are approximate)

St Mawes Harbourside and beach – circa 20 yards! Summers Beach – 175 yards. Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

### **Location – 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. It has a good wide range of amenities, which are open all year, including butcher, baker, convenience store, post office and newsagent, doctors, hairdresser, dentist, pharmacy, village hall, church, 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. St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. 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.







**Approx Gross Internal Floor Area = 1061 Sq. Feet**  
(exc. Communal Entrance/Landing) = 98.5 Sq. Metres



## General Information

### Services

Mains water, electricity and drainage. Telephone and television points.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

### Tenure

Leasehold - 999 year lease from 30 November 1981. Peppercorn ground rent. 60% service charge and 50% insurance liability, approx. £240.00 pa.

Energy performance certificate rating E. Council tax band E.

### 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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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