



## **PORTHOLE, 8 ST AUSTELL ROW, ST MAWES, TR2 5AQ.**

Accommodation  
Entrance Area, Living Room, Kitchen, Utility Area.  
Two Bedrooms, Family Bathroom.  
Small Courtyard.

Guide Price **£425,000**

Freehold

Viewing only by appointment with H Tiddy

Tucked away, yet close to the centre of the village, in a very desirable row of pretty quaint cottages, Porthole offers the perfect bolthole cottage for those wishing to escape to this award-winning renown village. Having undergone a recent full restoration, the current owners have enjoyed the cottage for many years with it offering an attractive characterful property, ideal for holidays, letting or a seaside home.

The half-glazed stable type front door leads off the very attractive St Austell Row into a space for hanging coats and leaving shoes, and then into the charming and cosy living room with beamed ceiling and recently added multi-fuel burner, perfect for rainy days and winter months. Stairs lead to the first floor and an open way goes into the kitchen which has been cleverly designed, making the most of the space available. Off the kitchen is a small utility area and a back door leading to the rear courtyard which has space for a small table and 2 chairs.

On the first floor there is a landing with doors to the two bedrooms, a double and a single, and the bathroom with a panelled bath, wash basin and wc.

This desirable home has the potential to provide the owners with a lucrative holiday letting income whilst also being able to enjoy the property themselves. Predicted income figures are available on request.

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

St Mawes Harbour and Quay – 500 yards. St Just in Roseland – 2.8 miles. Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay – 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.



### **Location – St Mawes**

This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings 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 butchers, bakers, convenience store, post office / newsagent, doctors, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

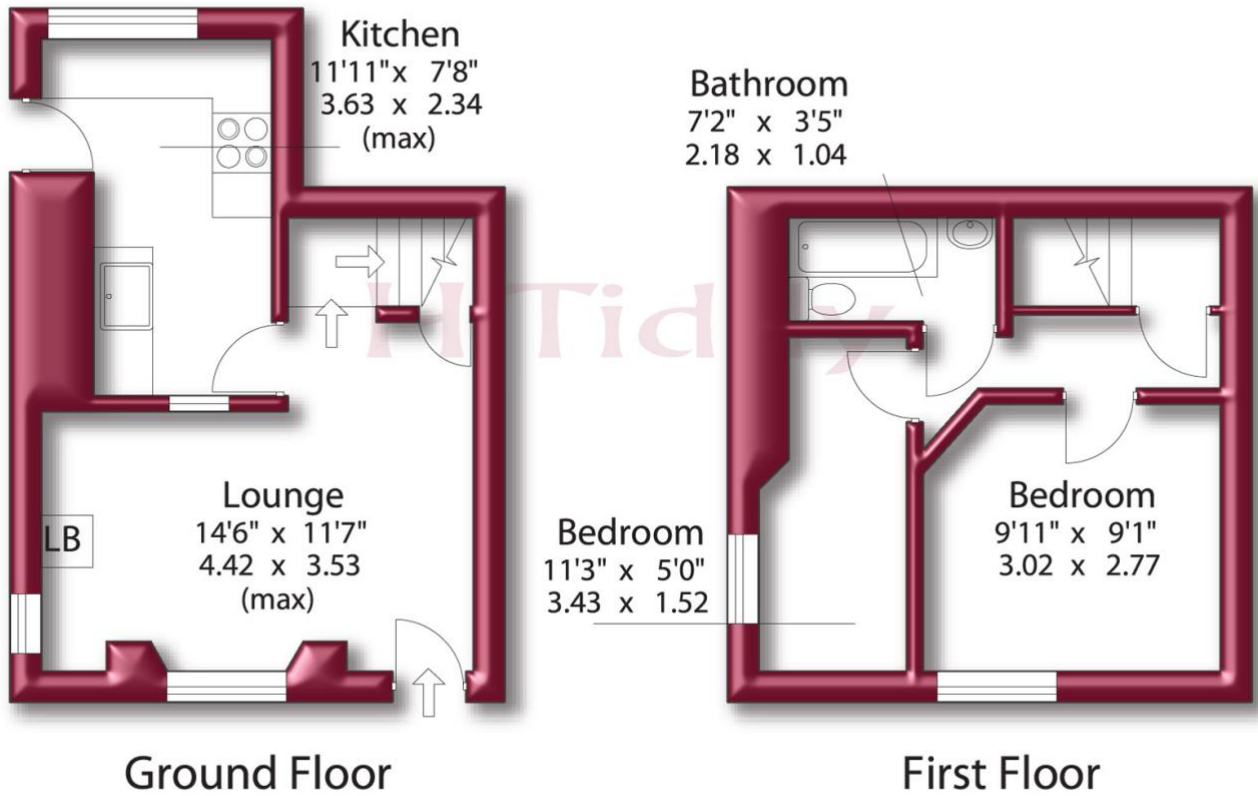
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages.

In a wider context, Cornwall has been enjoying a renaissance. It offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate St Ives. The Cathedral city of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county RCH (Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Paul Green at the Driftwood, Rosevine.





**St Mawes**  
Approx Gross Internal Floor Area = 488 Sq. Feet  
= 45.3 Sq. Metres



For illustrative purposes only. Not to scale.

### General Information

#### Services

Mains water, electricity and drainage. Electric storage heating and wall mounted electric fires. Jotul multi fuel stove. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating - E. Council tax band C.

#### 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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