

H Tiddy

SPINNAKER DRIVE

ST. MAWES, TRURO,
CORNWALL, TR2 5BS



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ULTIMATE LUXURY IN ST. MAWES

An exclusive new development of houses of outstanding quality and specifications. Each with a private electronic gated drive in a grandstand position benefitting from beautiful Harbour, Bay, Countryside and Sea views. Located within 350 yards walk of the central harbour area, shops, pubs, restaurants, beaches and sailing facilities of St Mawes. Internally, these bespoke, energy efficient properties have a careful balance of bedroom and reception spaces. They are carefully and thoughtfully designed to maximise the beautiful vista of both the coast of St Mawes as well as the landscaped and enclosed gardens.

The open plan living space includes a superbly equipped contemporary fitted kitchen and dining and living areas with floor to ceiling glazing enjoying stunning south facing views. The kitchen is offered with a large central island and breakfast peninsula. Purchasers have the opportunity to work with the kitchen designer to create a design of their own with choices of worktops, cabinetry, and potentially alternative layouts (choices can only be made post-exchange and are dependent on construction schedule).

Sliding aluminium double-glazed doors overlook the rear south-east facing garden while a large balcony is the ideal spot to relax and take in the sights of the harbour, the adjacent national trust land and sea views. Additionally, there is a good-sized study, utility room and WC on this floor.





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Downstairs there are four double bedrooms, two with en-suites and dressing rooms. A fifth room can either be used as a bedroom or a games/media room. All these rooms have glazed sliding doors opening to the patio and large rear garden. There is also a family bathroom, linen store, and plant room.

In summary, representing an exciting and rare opportunity, these unique and highly desirable properties, have been developed by Mitchell Property Developments who have a reputation for excellence.



DEVELOPER

Founded in 1994, Mitchell Property Developments is becoming one of the Southwest's best-known developers for quality bespoke new homes. They lead the way in creating high-quality living spaces with the use of innovative, cutting edge techniques and contemporary designs to create high-specification modern wow factor homes. They have a highly qualified team with extensive experience in property construction. Their portfolio reflects their excellence and aspirations.

SERVICES & GENERAL INFORMATION

They are constructed traditionally with blockwork and concrete floors to both levels. The properties are heated with a ground-source (vertical shaft) heating system with underfloor heating throughout. There is mains water, drainage, and electricity. They have been built to a very high energy standard and are expected to be rated A. Superfast Broadband, Television and USB Points will be installed.



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STUNNING ST. MAWES

This enchanting 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, beaches and Castle. It has a wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, 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 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.

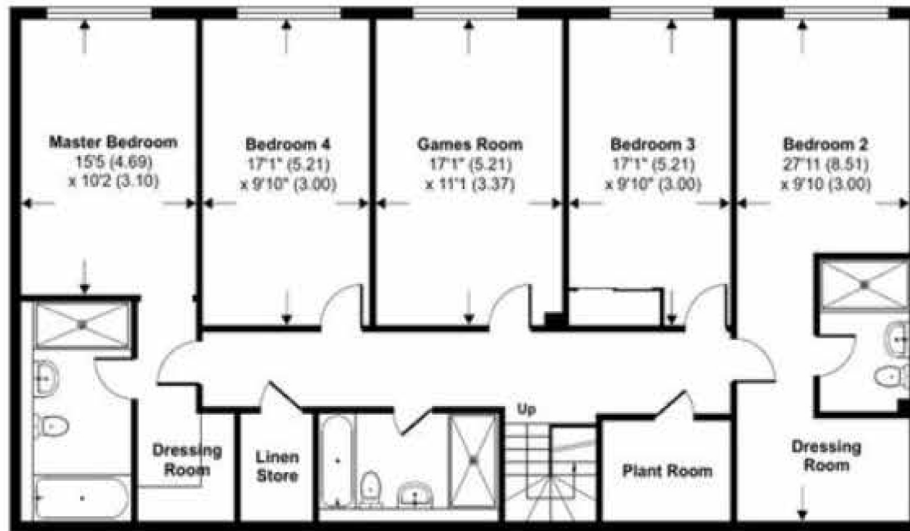
Cornwall has been enjoying a renaissance. Offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Olly Pierrepont at the Driftwood, Rosevine.



Newton Road, St. Mawes, Truro, TR2

Approximate Area = 2735 sq ft / 254 sq m (includes garage)

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



H Tiddy

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