

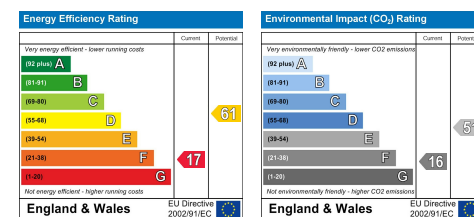
TRELAWNEY ROAD, ST. MAWES, TRURO



KEY FEATURES

- Substantial detached house
- Potential building plot
- Double garage
- Beautiful mature gardens
- No onward chain
- Stunning water views
- Off road parking
- Sought after location

ENERGY PERFORMANCE RATING



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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



TRANTERS, TRELAWNEY ROAD, ST. MAWES, TRURO, TR2 5BU
SUBSTANTIAL DETACHED HOUSE WITH POTENTIAL BUILDING PLOT

An internal inspection is strongly recommended of this substantial detached family home, in the sought after village of St Mawes. Being offered for sale with no onward chain, the property occupies a generous plot affording views to St Anthony Head, Falmouth Bay and the Lizard Peninsula. The spacious accommodation comprises four bedrooms, three reception rooms, three bathrooms, workshop and a double garage. Externally there are beautiful mature gardens, a large growing area with potential for a building plot and generous off road parking.

Viewing advised. EPC - G.

GUIDE PRICE £997,000

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THE PROPERTY

Philip Martin are delighted to bring to the market this substantial detached family home, occupying a tremendous south facing plot in the incredibly sought after waterside village of St Mawes. Being offered for sale with no onward chain, the property affords beautiful views across the water from St Mawes harbour to St Anthony Head and across Falmouth Bay to the Lizard Peninsula in the distance. Occupying an elevated position, the house commands a large plot which provide a wonderful combination of mature gardens, large parking areas and space for boat storage, with the added benefit of a generous vegetable and growing area which also has potential as a building plot, subject to the relevant permissions. The property itself retains many of its 1930's character features, including an attractive Art-Deco bay window to both floors, affording views and a large degree of light to the building. The house has been extended over the years providing generous accommodation, but now requires modernising and restoring to its impressive former standards. The two storey accommodation currently provides; entrance hall, living room, sun lounge, dining room, kitchen, utility room, workshop and a WC to the ground floor, with four bedrooms (Master en suite) and two bathrooms to the first floor. Other benefits include a large garage, covered courtyard and oil fired central heating. An internal inspection is strongly recommended.

THE AREA

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery and walks, a number of beautiful beaches, coves and general feeling of peace and tranquility. A regular bus service connects to the Cathedral city of Truro and a passenger ferry services historic Falmouth and the King Harry car ferry provides a quicker commute to Falmouth and Truro.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

14'7 x 12'10 (4.45m x 3.91m)
Front aspect glazed door with window to one side opens into the hall. Storage cupboards. Telephone point. Radiator. Wood panelled walls. Side aspect window. Stairs rise to serve the first floor. Doors to; lounge, kitchen, dining room and WC.

CLOAKROOM

4'7 x 4'6 (1.40m x 1.37m)
WC and wash hand basin. Window. Radiator.

LOUNGE

21'11 x 14'7 (6.68m x 4.45m)
Dual aspect room with large rear window over looking the gardens. Wall lights. Television point. Heating thermostat control. Built in dresser unit. Open fireplace with a slate hearth and two convector heaters below. Glazed doors opening to the sun lounge.

SUN LOUNGE

13'10 x 9'2 (4.22m x 2.79m)
Tripled aspect windows and patio doors opening to the garden. Two skylight windows. Flagstone floor. Electric wall heater.

DINING ROOM

15'1 x 12'11 (4.60m x 3.94m)
Rear aspect curved south facing window bay with windows and french doors opening to the garden. Serving hatch from the kitchen. Fireplace with a "Myson" warm air convection heater inset. Cupboard.

KITCHEN

12'9 x 11'10 (3.89m x 3.61m)
Rear aspect windows. Wall and base cabinets incorporating cupboards and drawers. Stainless steel work top with an inset sink drainer. Electric wall heater. Larder cupboard and storage. Electric cooker point. Picture rail. Radiator. Door to the side hall. Door opening to a wide storage area (7'10 x 2'6) with a window and wall shelving. Door opens to a pantry (4'6 x 2'6) with a window and wall shelving.

SIDE HALLWAY

16' x 3'6 (4.88m x 1.07m)
Glazed wooden door. Quarry tiled floor. Rear aspect Upvc double glazed door opening to the garden. Storage cupboard. Stairs rise to serve the studio. Radiator. Linen and drying cupboard.

UTILITY ROOM

7'10 x 5'10 (2.39m x 1.78m)
Rear aspect window. Airing cupboard housing the hot water tank. Recess storage cupboard. Internal window to the hall. Work top with an inset sink drainer and cupboard below. Radiator.

COVERED COURTYARD

15'8 x 7'7 (4.78m x 2.31m)
Roof skylight. Part glazed door to the workshop. Courtesy lights. Door to the outside WC (6' x 3')comprising a WC and wash hand basin.

WORKSHOP

21'6 x 8' (6.55m x 2.44m)
Two windows. Fitted with light and power. Work bench. Recess with oil fired central heating boiler inset.

FIRST FLOOR

LANDING

12'11 x 8'9 (3.94m x 2.67m)
Front aspect windows. Loft access hatch. Wall cupboard. Picture rail. Radiator. Doors to two bedrooms and inner landing.

MASTER BEDROOM

14'10 x 13'4 (4.52m x 4.06m)
Front and rear aspect windows affording superb views over Falmouth Bay and St Mawes harbour. Television aerial point. Telephone point. Door to the en suite.

EN SUITE/DRESSING ROOM

14'10 x 8'4 (4.52m x 2.54m)
Front and rear aspect windows affording views as in the bedroom. Panelled bath. Wash hand basin. WC. Electric shaver point. Extractor fan. Two radiators. Built in wardrobes. Range of storage cupboards.

BEDROOM 2

15'1 x 12'11 (4.60m x 3.94m)
Curved Art Deco bay window affording stunning views over the river, Falmouth Bay and open ocean. Two radiators. Built in wardrobe. Wash hand basin. Wall lights. Electric shaver point.

INNER LANDING

Doors lead to three bedrooms and the family bathroom. Airing cupboard housing the hot water tank.



BEDROOM 3

12'5 x 8'10 (3.78m x 2.69m)
Rear aspect window affording breath taking views as in Bedrooms 1 & 2. Built in wardrobes providing hanging and storage. Radiator.

FAMILY BATHROOM

6'10 x 5'6 (2.08m x 1.68m)
Two windows affording countryside and water views. Panelled bath, wash hand basin and a recessed WC. Electric wall heater. Mirror fronted cabinets. Part tiled walls.

STUDIO

The studio is an extension that was added to the property in more recent years, providing the option of a completely independent annexe. The fourth bedroom here could be utilised as a living room.

BEDROOM 4/STUDIO LIVING AREA

20'7 x 17'6 (6.27m x 5.33m)
Dual aspect Upvc double glazed windows affording views as in Bedroom 1 & 2. Double glazed patio doors open onto the balcony. Electric wall heater. Built in wardrobes. Mock fireplace with an electric fire inset. Radiator. Steps up to the bedroom area.

BALCONY

10'5 x 4' (3.18m x 1.22m)
Iron balustrade. Stunning views across the gardens to the harbour, Falmouth Bay and the open ocean.

STUDIO BEDROOM AREA

10'2 x 6'10 (3.10m x 2.08m)
Windows positioned to take advantage of the views. Built in drawer unit. Wood panelled walls.

STUDIO BATHROOM

6'5 x 5'9 (1.96m x 1.75m)
Side aspect window. Panelled bath, WC and wash hand basin. Electric wall heater. Radiator.

OUTSIDE

The gardens are a true delight of the property, comprising;

A large tarmac area accessed from Trelawney Road provides off road parking for several vehicles as well as adequate space for boat storage. The rear gardens are chiefly laid to lawn and planted with a wide range of mature trees, shrubs, bushes and palms, as well as being laid to lawn with planted borders. A paved terraced runs through the gardens leading to an ornamental pond. Footpath laid to stone paving leads round the perimeter of the dwelling. To the far right side of the plot is a large vegetable and growing area with planted beds and greenhouses. This vegetable garden could be used as a building plot subject to obtaining the necessary planning permissions.

DOUBLE GARAGE

19'11 x 19'11 (6.07m x 6.07m)
Front aspect electric remote controlled door. Roof skylight. Two windows. Equipped with light and power.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Tenure - Freehold.

Council Tax - Band G.

Note - the property has had a mundic block test carried out resulting in Grade A. A copy of this is available by request.

N.B

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

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From our office in St Mawes proceed along Marine Parade and onto Lower Castle Road, heading towards St Mawes Castle. Follow the road up and around to the right after passing the castle on your left hand side, leading onto Upper Castle Road. Proceed along this road for a short distance until you reach the right hand junction signposted Trelawney Road. Turn in and the property is the first one on your right hand side.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

