



## **TREVENNEN ROCK, GROVE HILL, ST MAWES, TR2 5BJ**

### Accommodation

Ground Floor Entrance Hall, Master Bedroom with En Suite Bathroom, Kitchen, Utility Room, Bedroom 4, Shower Room.

First Floor Large Living Room with Bay Window, Bedrooms 2 and 3. Outside Garden to Front, Parking Area, Rear Patio.

PRICE GUIDE £850,000

Situated in a quiet, tucked-away position yet still only moments from St Mawes waterfront, this beautifully presented modern four-bedroom cottage style House is in immaculate order throughout. The traditional style, high quality of build is obvious offering the character of a cottage but is presented in a more modern functional fashion. There is an excellent size off-road parking area and the property has easy to maintain gardens to the front and the rear offering complete privacy.

Inside the property is very spacious, being laid out over two floors making the most of the prominent and stunning 20' x 20' living room on the first floor which has a beautiful bay window overlooking the far-reaching coastal views out towards St Anthony Headland and across Falmouth Bay. Natural light bursts through this main room, and all throughout the home is light and airy.

The kitchen dining room, located on the ground floor, has a very useful separate utility room off and also has double doors opening out onto the rear terrace for those al fresco dining experiences.

There are two bedrooms on the ground floor with a further two more located on the first floor. Depending on your needs the bedrooms could be utilised to incorporate an office or studio area. There are two bathrooms in total, one being en suite to the main bedroom downstairs.

Trevennen Rock has been very successfully run as a home for holidays and enjoyed by the owner for long stays, and this is an excellent opportunity to continue this venture or to live permanently in this sought-after village.

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

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 Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

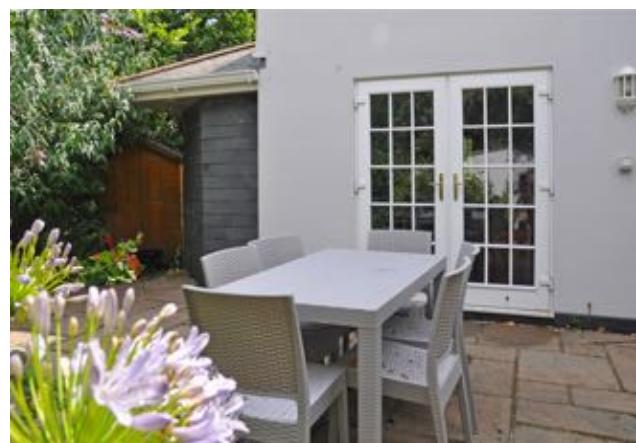
#### **Location – St Mawes**

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, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

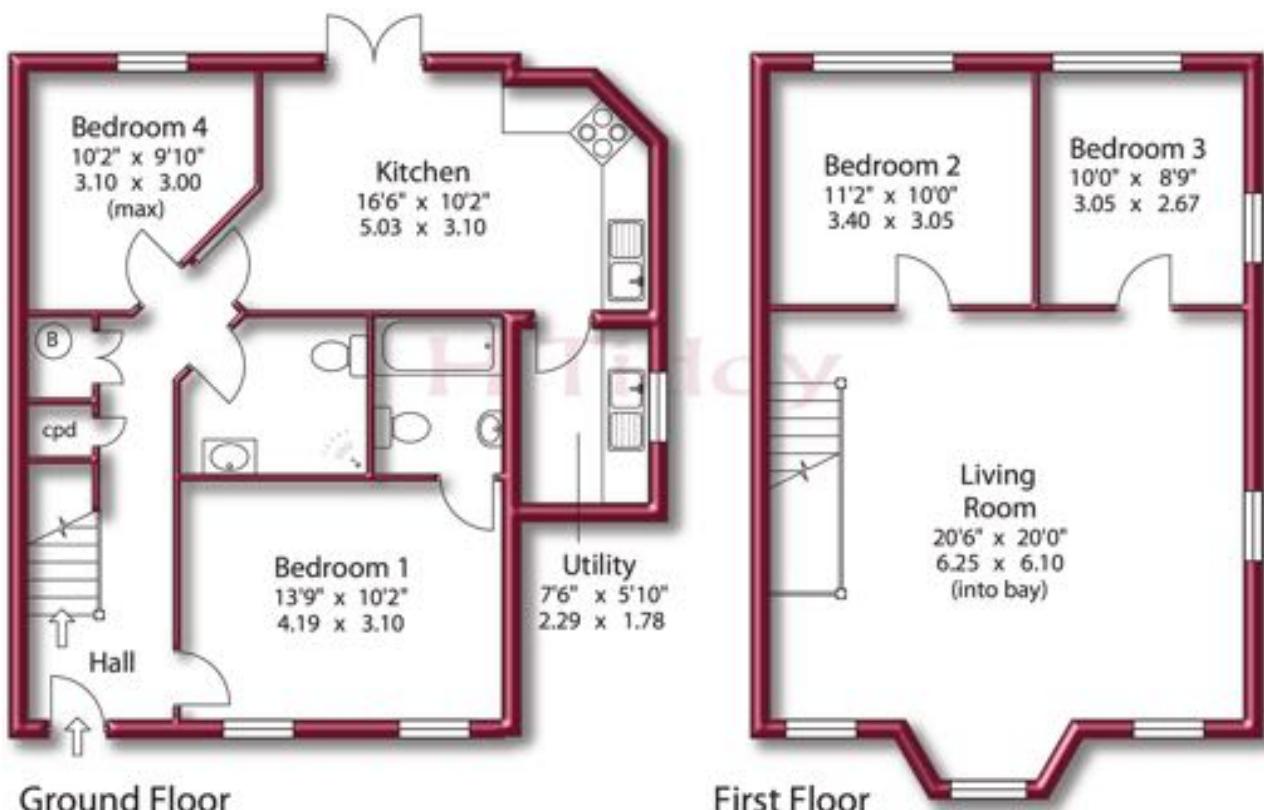
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with 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 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. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and the Roseland's own Chris Eden at the Driftwood, Rosevine.





Approx Gross Internal Floor Area = 1240 Sq. Feet  
= 115.1 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Oil fired central heating. Telephone and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating C. Council tax band F.

### Holiday Letting / Viewing

The property is currently successfully let via Cornwalls Cottages – [www.cornwallscottages.co.uk](http://www.cornwallscottages.co.uk)

Please visit their web site for weekly tariffs and further information. Change-over days are Saturdays for viewing purposes.

### 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.

General Data Protection Regulations: 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 office in St Mawes.