

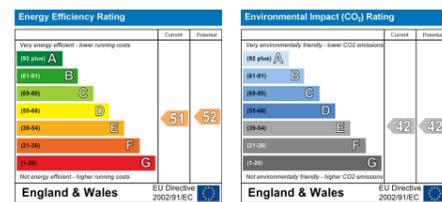


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Key Features

- 2 Double Bedrooms
- Beautifully Fitted Kitchen
- Far Reaching Sea and Country Views
- Decked Terraced Garden
- Sitting Room
- Modern Bathroom
- 150 mtrs from Harbour

Energy performance rating



Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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ST. MAWES



CHAPEL COTTAGE, 4 CHAPEL TERRACE, ST. MAWES, TRURO, TR2 5BH

A SUPERB COTTAGE RETREAT WITH BREATHTAKING VIEWS

An attractive two double bedroom terraced cottage beautifully presented to a very high standard with fantastic far reaching sea and country views over St. Mawes village and harbour, St. Antony headland and Falmouth bay. This charming cottage is a great opportunity not to be missed making an ideal holiday retreat in the heart of St. Mawes with a small sun terrace to the front and private decked terrace to the rear ideal for alfresco dining. Viewing strongly recommended. EPC E.

Guide Price £450,000

Beautifully presented throughout to a very high standard, Chapel Cottage is an attractive two double bedroom terraced cottage with fantastic far reaching water and country views over St. Mawes village and harbour, St. Antony headland and the Falmouth bay. This charming cottage makes an ideal holiday retreat and a wonderful opportunity not to be missed with a small sun terrace to the front and a private decked terrace to the rear ideal for alfresco dining. The property is situated in a highly desirable location approximately 150 meters from the harbour in the heart of the village. The accommodation comprises: entrance porch, sitting room with wood burning stove, underfloor heating, bespoke fitted kitchen from "Out of Wood" and on the first floor there are two double bedrooms and bathroom. Overall a truly charming cottage which should be viewed as soon as possible to avoid disappointment.

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):

Part glazed panelled french doors to:-

ENTRANCE PORCH

Part glazed panelled door opening to:-

SITTING ROOM

14'2" x 12'6" (4.32m x 3.81m)

Recessed double glazed window to the front elevation with excellent water views overlooking the village, harbour and St. Antony headland. Beamed ceilings and Spanish terracotta tiled flooring with underfloor heating, fireplace with attractive cast iron wood burner with slate stone hearth and painted timber mantle over. Recess to either side of chimney with shelving and storage cupboards under, stairs to first floor and under stairs storage cupboard. Step and opening to:-

KITCHEN

9'10" x 8'9" (3.00m x 2.67m)

A beautiful bespoke kitchen fitted by "Out of Wood" with a range of base cupboard and drawers units with white stone worktop and complimentary tiled splashback incorporating ceramic french farmhouse sink with Oberon mixer tap, built-in NEFF electric oven, integrated NEFF ceramic hob with NEFF stainless steel extractor fan and light over. Integrated dishwasher,



integrated washing machine/dryer, free standing SMEG fridge and freezer, tiled flooring with underfloor heating, ceiling spotlights, display/storage shelf with under lighting, double glazed window and a double glazed panelled door opening to a cupboard storage area.

OUTSIDE

To the front is a small sitting out area with superb views. To the rear there is a secluded decked garden area which is ideal for alfresco dining, enclosed by hedging and timber fencing with a gate providing pedestrian access and a path leading to Grove Hill.

SERVICES

Mains water, electricity and drainage.

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 St Mawes Harbour to the left of the Post Office and Sailing club proceed up Commercial Hill and take the first turning left into Chapel Terrace and Number 4 will be located on immediately on your right.

FIRST FLOOR

LANDING

Panelled doors to two bedrooms and bathroom.

BEDROOM 1

12'7" x 12'2" (3.84m x 3.71m)

Recessed double glazed window to the front elevation with window seat enjoying panoramic views over the harbour, St. Antony headland and across Falmouth bay. Feature cast iron fireplace, built-in wardrobe, plus built-in linen cupboard, inset ceiling spotlights.

BEDROOM 2

10'1" x 9'9" (3.07m x 2.97m)

Double glazed window to the rear elevation and part panelled door leading to the rear garden/decked terrace. Alcove with shelving.

BATHROOM

6'3" x 5'8" (1.91m x 1.73m)

Double glazed window to the side elevation. A modern white suite comprising panelled bath with shower over, glazed shower screen and tiled walls. Low level w.c., wash hand basin with mixer tap, tiled splashback, mirrored cupboard over, extractor fan and electric towel rail.

