



## **ALOFT, HILLHEAD, ST MAWES, TR2 5AL.**

### Accommodation

Entrance Porch, Hallway, Open Plan Living Dining Kitchen with Balcony, Bedroom 1 with En Suite Shower Room, Bedroom 2, Family Shower Room. Parking Space.

**£499,950**

Leasehold

Viewing only by appointment with H Tiddy

An individual, stylishly appointed and extremely well presented first floor apartment with a parking space and panoramic harbour, sea and headland views, conveniently located near the village centre.

Warmed by a central heating system to radiators, this light and airy apartment has double glazed windows and doors. Both bedrooms, the living room, balcony and well-equipped kitchen all benefit from the beautiful views which encompass St Mawes harbour and quay, St Anthony National Trust owned headland, Falmouth Bay, Lizard Peninsula and miles of open sea beyond.

Located so close to the village centre, a rare and sought-after benefit is the parking space. Shops, restaurants, pubs and the sailing club are within a 350 yard stroll and Summers Beach is only a 500 yard walk away.

This rare opportunity has been used for holiday letting previously and fixtures, fittings contents and furnishings (with the exception of personal belongings) are available by separate negotiation. This south-west facing apartment has 968 years remaining on its long lease which has a peppercorn ground rent. The costs of external upkeep and maintenance of the building is shared equally with the ground floor apartment.

In our opinion, Aloft represents excellent value either as a permanent or second home. Viewing is unhesitatingly recommended.

### **A Brief Tour**

From the allocated parking space, steps lead up to Aloft's independent entrance door into the entrance porch with a range of ample storage cupboards to one wall. An oak glazed door leads to the main hallway that has oak doors to the bedrooms and main shower room. A glazed oak door leads to the living room that has a feature fireplace with 'driftwood' surround and a wood burner on a polished granite hearth. Two French doors lead to the balcony that captures the outstanding water views. There is a well-equipped open plan modern kitchen with granite worktops and appliances including fridge / freezer, dishwasher, washer / dryer, induction hob, stainless steel extractor hood and fan assisted oven. A wide picture window captures the south facing water and village views.

The master bedroom has a stylish en suite shower room (with under-floor heating) and benefits from the glorious water views as does the dual aspect second bedroom. A good sized and luxury fitted shower room services the second bedroom and has a double linen cupboard and under-floor heating.

**Location Summary** – (Distances and Times are Approximate)

Rising Sun Pub – 160 yards. St Mawes Quay – 350 yards. Summers Beach – 500 yards.

Freshwater Boatyard – 700 yards. 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 Gatwick (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**

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the "Top Seaside Town in the UK". This enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

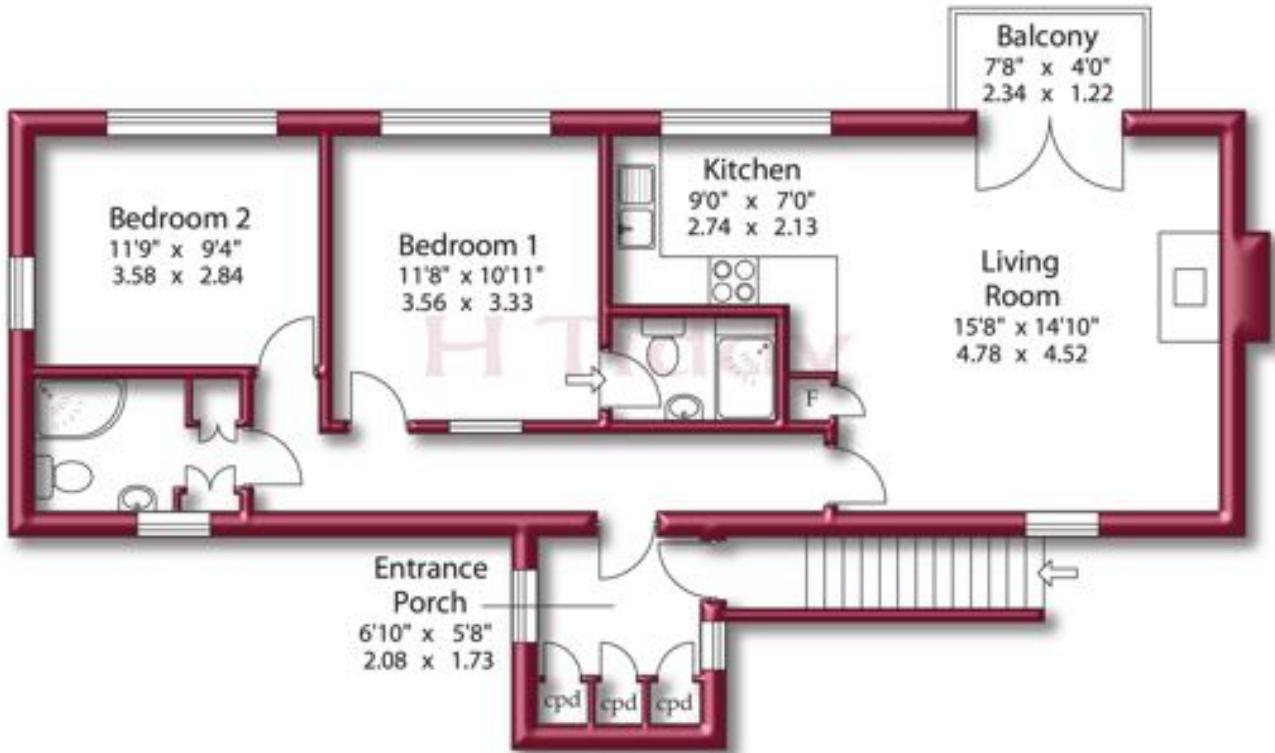
St Mawes has a wide range of amenities, which are open all year, including bakers, convenience store, post office / newsagent, doctors, dentist, pharmacy, village hall, churches, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

The village 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. It 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. There is an all year round pedestrian ferry service to and from Falmouth and a seasonal ferry running to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Recently, 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 Aaron McNamara at the Driftwood, Rosevine.



Approx Gross Internal Floor Area = 817 Sq. Feet  
(exc. Balcony) = 75.8 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

### Services

Electric boiler (serving radiators) and pressurized hot water cylinder. Electric under-floor heating to shower rooms. Television. Mains water and drainage. Telephone (subject to BT regulations).

Tenure – Leasehold. 999 year lease from November 1992. Peppercorn ground rent. 50% share of costs for external decoration, foundations, walls, roof and timbers, floor and ceiling joists, down pipes and fascia boards. 35% share of the costs towards buildings insurance, pipes, drains and wires. 25% of the cost for maintenance of the driveway entrance.

Energy performance certificate rating D. Council tax band: Exempt (Business Rated).

Viewing – The property is let via cottages.com. Changeover days are Friday for viewing purposes should the apartment be occupied.

Fixtures, Fittings, Contents & Furniture – With the exception of personal belongings, all are available by separate negotiation.

### 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.

