



Muskoka & Little Muskoka



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This very spacious centrally located village property is currently arranged as two separate self-contained flats, but can be readily and easily utilised as a large four-bedroom house. It offers exceptional water and country views, along with the rare benefit of parking, making a unique and versatile property.

Accommodation Summary

Gross Internal Floor Area: 2,301.32 sq ft (213.8 sq m).

Little Muskoka - Ground Floor

Entrance Porch, Hallway / Dining Area, Kitchen, Bed / Sitting Room, Bedroom 4, En Suite Shower Room, separate WC, Rear Hall, Stairs to First Floor (Muskoka).

Muskoka - First Floor

Entrance Hall, Kitchen, Landing with Stairs to Ground Floor (Little Muskoka), Large L-shaped Living Room with Balcony off, Two Bedrooms, Bathroom., Downstairs Store Room with Shower off and Boiler Room.

Outside

Parking for Two Cars, Paved Sun Terrace and Lawn to Front, Garden Area to Side and Rear.



Introduction

This attractive detached property, located just a "stone's throw" from the beach and village amenities, is perched in an elevated position that offers the most stunning and panoramic views, which must be seen to be fully appreciated. The vistas from the living room, both kitchens, the balcony, and three of its spacious bedrooms are, in our opinion, among the finest in St Mawes. These views encompass the harbour and quay, boat moorings, and the partly wooded National Trust St Anthony Headland. On clear days, you can even see the English Channel and the Manacles on the Lizard Peninsula. The bay and harbour are vibrant with marine activity throughout the year, including sailing races that often start and finish in the harbour, all of which can be enjoyed from the property.

Currently, the property is arranged as two spacious self-contained apartments, but it can easily be used as a large, airy four-bedroom home, offering flexibility to suit your needs. While the property is perfectly usable as it is, it would benefit from some updating to enhance its charm and functionality. This offers a fantastic opportunity to modernize the space while preserving its unique character and breath-taking views.



Description

From the parking bay off Hillhead, a path and steps lead up to this very spacious property, which is currently divided into two flats: Little Muskoka on the ground floor and Muskoka above. Little Muskoka features a paved sun terrace with views and a lawned area to the front and side. The flat, which has wonderful water and village views, includes a hallway that currently serves as a dining area, a kitchen, and a generously sized living room that is currently being used as a bed-sitting room. There's also a bedroom with an attractive en suite shower room, a separate WC, and a good-sized storage room at the rear, equipped with a shower—perfect for rinsing off after a day at the nearby beach—as well as a boiler room. A stair case that leads up to Muskoka.

Muskoka can also be accessed through the rear garden area, offering a convenient and private entry point to the property. Muskoka offers a welcoming entrance hall leading to a good-sized kitchen, well-equipped with plenty of wall and floor units. The L-shaped living room includes a dining area and opens onto a stunning balcony, providing excellent water and country views. The main bedroom at the front enjoys these views as well, while a further double bedroom at the rear features a convenient wash basin. The property also includes a bathroom with separate WC off. The landing area, which connects to a staircase down to Little Muskoka, has enough space for a sofa bed, offering additional accommodation options.







Location Summary

(Distances and times are approximate)

St Mawes Harbour Beach: 75 yards. St Mawes Pedestrian Ferry: 100 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports). St Austell: 15 miles (London Paddington 4.5hours by rail).

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 built by Henry V111. 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.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, 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. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

Cornwall

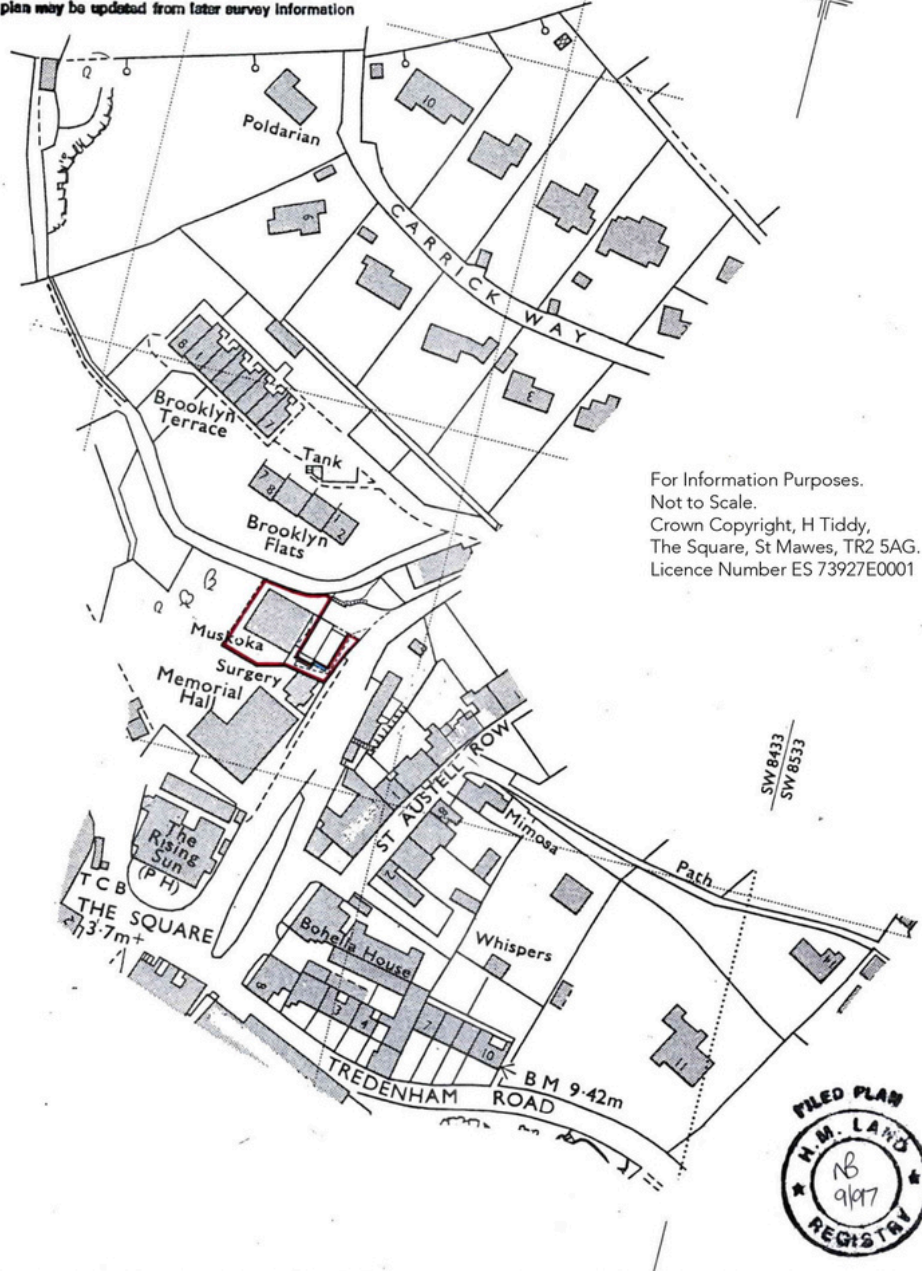
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock) Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



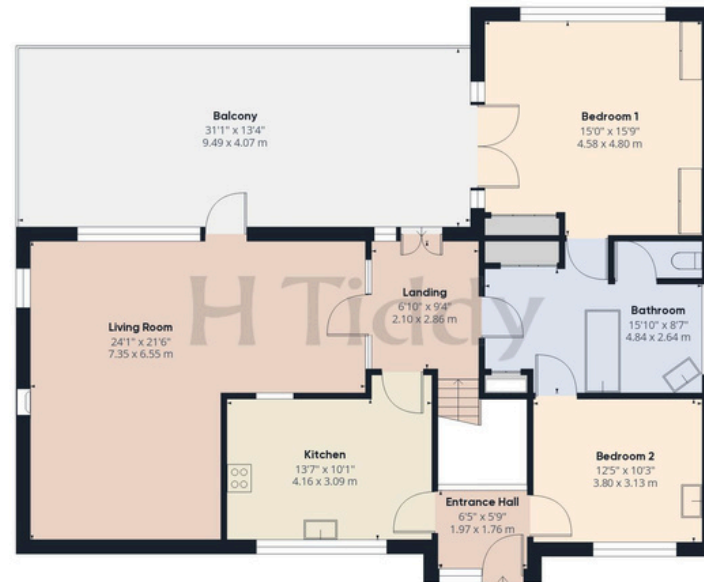
The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



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Not to Scale.
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2301.32 ft²

213.8 m²

Balconies and terraces

415.06 ft²

38.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

General Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating via combination boiler. Double glazed windows and doors.

Energy Performance Certificate Rating: Little Muskoka - F / Muskoka - F.

Council Tax Band: G

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, O2, EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: Muskoka - CL127457. Little Muskoka unregistered title.

Viewing: Strictly by appointment with H Tiddy.

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