



9 Newton Park

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This two-bedroom bungalow in Newton Park offers splendid bay views and a peaceful location in the desirable village of St Mawes. Convenient footpaths are on the doorstep, leading directly to scenic coastal walks, the charming village centre, and nearby beaches. With a spacious living room, separate kitchen, enclosed south facing garden, garage, and driveway parking, it's an ideal home or holiday retreat.



Accommodation Summary

Total Internal Floor Area: 861 sq ft (79.99 sq m).

Ground Floor

Covered Entrance Portico, Entrance Lobby, Hall, Separate WC, Living/Dining Room, Kitchen, Bathroom, Two Double Bedrooms.

Outside

Driveway, Attached Single Garage, South-Facing Enclosed Garden.



Description

Situated in Newton Park, a quiet cul-de-sac in the desirable village of St Mawes, this two-bedroom bungalow offers practical living with splendid views of the bay. Located at the top of the village, it's just a short walk to the centre, where you'll find shops, cafes, and the vibrant waterfront. For those who love the outdoors, a network of scenic footpaths is right on the doorstep, offering easy access to the surrounding Cornish countryside and coastline. These trails provide excellent opportunities for leisurely walks, or enjoying panoramic sea views, making the location ideal for nature enthusiasts.

The bright and spacious living room is enhanced by large windows that flood the space with natural light and create a welcoming atmosphere. This room provides ample flexibility for both relaxing and entertaining, with a layout that can easily accommodate a variety of furniture arrangements.

The separate kitchen is well-designed and functional, offering generous worktops, storage cabinets, and space for essential appliances. A window overlooking the garden allows natural light to flood the space, making it a pleasant area to prepare meals while enjoying the scenic surroundings. There is also ample potential to convert the attached garage or extend the property, subject to any necessary consents.



Externally

Outside, the bungalow boasts a fully enclosed garden to the rear, offering privacy and space. The garden is of a good size and features a lawned area surrounded by mature plants and shrubs. Its elevated south-facing position provides pleasant views of the bay, making it a perfect spot for outdoor dining or simply relaxing while enjoying the scenery.

The property also benefits from an attached single garage and a driveway, providing convenient off-road parking for multiple vehicles.



Summary

In summary, this two-bedroom bungalow offers a rare combination of comfortable living, pleasant bay views, and a prime location in the sought-after village of St Mawes. With a spacious living room, separate kitchen, well-proportioned bedrooms, and a beautifully enclosed garden, the property provides a peaceful, versatile and practical home.



Location Summary

(Distances and times are approximate)

Village harbourside: 520 yards. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. 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.

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 VIII. 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 a 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 Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

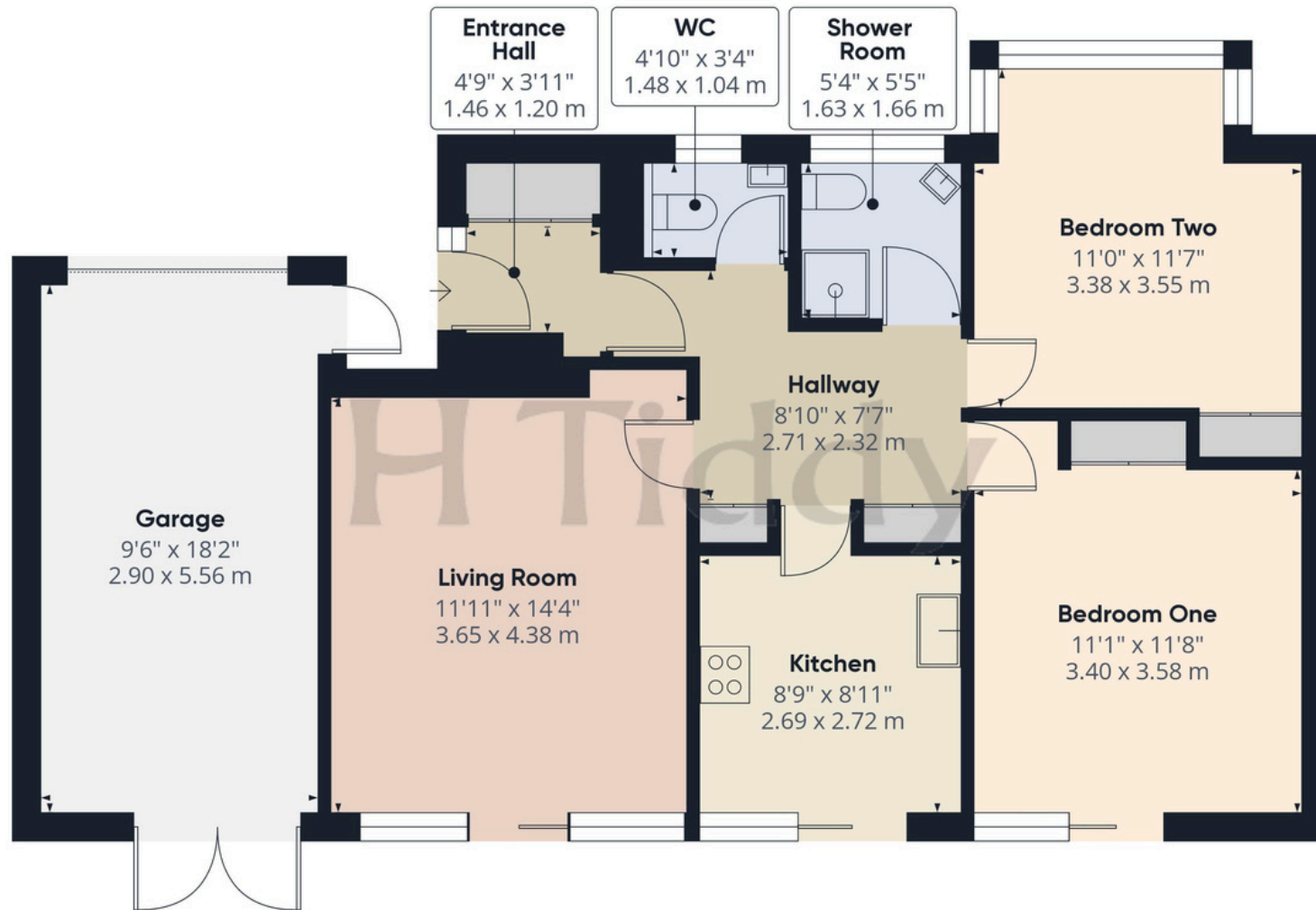
Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Chris Eden (Watergate Bay), Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





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Not to Scale.
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Approximate total area⁽¹⁾
861 ft²
79.99 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.

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General Information

Services and Specifications: Mains water, electricity and drainage. Electric heating. Underfloor heating in bathroom and cloakroom. Telephone and television points.

Energy Performance Certificate Rating: G

Council Tax Band: E

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 64 - 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: C240745.

Viewing: Strictly by appointment with H Tiddy.

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