



Pentrig

H Tiddy



## Pentrig

*On the market for the first time in over 32 years. A quintessential and pretty "front row" former fisherman's Cottage, full of charm and character, offering panoramic spectacular sea, beautiful National Trust Headland and enchanting harbour views.*



## Accommodation Summary

**Internal Floor Area:** 705.04 sq ft (65.5 sq m).

### Ground Floor

Entrance, Living Room, Inner Lobby, Open Plan Kitchen / Dining Room.

### First Floor

Landing, Bedroom One, Inner Hall, Bathroom and Bedroom Two.

### Outside

Rear Courtyard.





## Introduction

Introducing a captivating slice of St Mawes' heritage, this pretty two-bedroom cottage is a true gem. Brimming with charm and character, this former fisherman's cottage is situated on the sought after St Mawes Waterfront, offering an idyllic seaside lifestyle. With its prime location just 60 yards from the steps to Tavern Beach and 175 yards from pedestrian ferries, water-sport facilities, shops, restaurants, pubs and cafes, you'll be immersed in the heart of the friendly community in this thriving coastal village.

## Description

Pentrig has been lovingly owned by the same family and is now on the market for the first time for over 32 years. Pentrig's name is derived in Cornish from "pen" meaning hill or headland and "trig" which refers to shellfish, especially cockles, mussels and oysters. The term "trigg-picking" or "trigging" is associated with the traditional Cornish practice of collecting shellfish at low water and more specifically on the Helford River on Good Friday, the only day of the year when this is permitted.

Upon entering the cottage, you'll be greeted by a warm and inviting atmosphere, infused with a sense of nostalgia and local heritage. The quaint living area exudes a cozy ambiance, providing the perfect space to relax and unwind. The characteristic wooden beams and open fireplace add a touch of authenticity, creating a unique and homely environment. One of the highlights of this beautiful cottage is the rear courtyard.













## The Views

Steeped in history, this homely cottage captures mesmerizing, picturesque harbour as well as dramatic sea views. Wake up to the soothing sound of splashing waves and indulge in the breathtaking vista from the comfort of your own living room or bedroom.

The views from the cottage are inspiring and captivating. They encompass St Mawes Harbour leading to the Percuil River, with its array of yacht and boat moorings, the National Trust owned St Anthony Headland and then span across Falmouth Bay to the Lizard Peninsula and out over miles of open sea. The views are ever changing and are a hive of all year-round boating, wildlife and marine activity. Facing just off due south, Pentrig enjoys the all-day sunshine.

## Summary

Marketed at a realistic guide price, this property presents an excellent opportunity for those seeking a coastal lifestyle. Offered with no onward chain, explore the magic and allure of the village with its breathtaking landscapes, rich history, and friendly local community as well as a selection of shops, art galleries, cafes, pubs, restaurants and spectacular coastal walks which are just a stone's throw away from your front door.



## Location Summary

(Distances and times are approximate)

Tavern Beach: 60-yard walk to the steps. St Mawes Village Centre and Quay: 175 yards walk. Truro: 10 miles via car ferry. Falmouth: 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with flights to London, UK Regional Airports and European Destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct 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.

## Cornwall

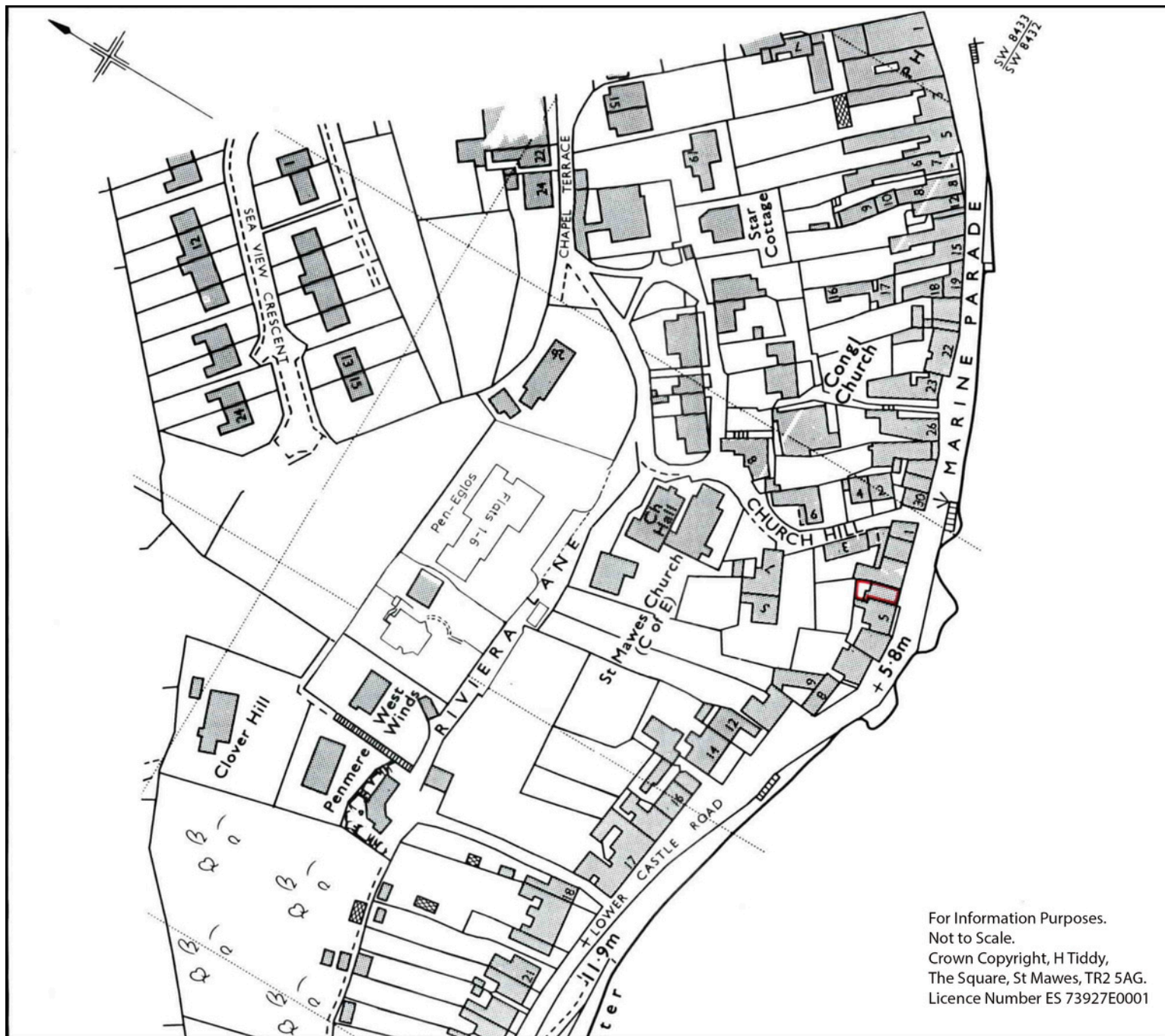
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske).

## 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). 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.



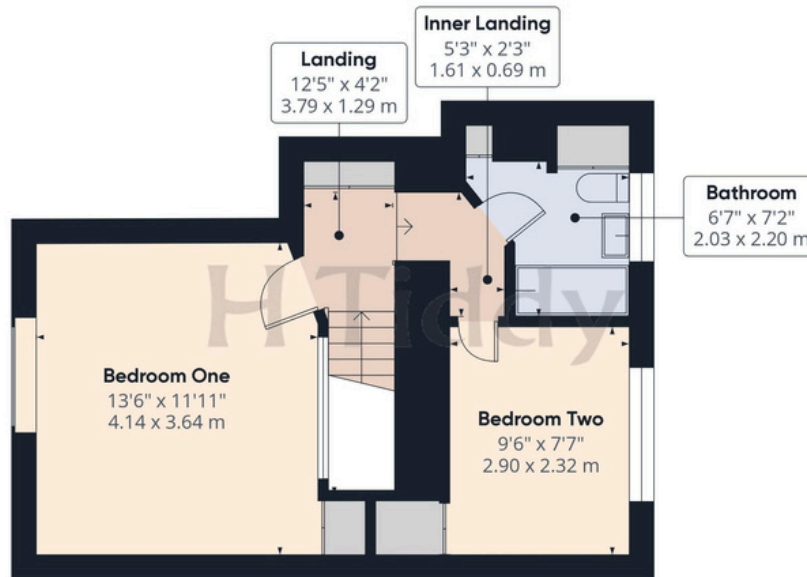








Ground Floor



First Floor

**Approximate total area<sup>(1)</sup>**  
705.04 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(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.

**GIRAFFE360**



## General Information

**Services:** Mains water, electricity and drainage. Night Storage Heaters. Part Double Glazing.

**Energy Performance Certificate Rating:** F.

**Council Tax Band:** E.

**Ofcom Mobile Area Coverage Rating:** Likely for Vodafone and O2, Ok for EE and Three.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 15 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. 2036 to 2069: Very Low. Surface Water: Low, 2040 to 2060: Low

**Tenure:** Freehold

**Land Registry Title Number:** CL65736.

**Furnishings, Contents and Effects:** Except for personal belongings and items of a sentimental nature, furnishings, appliances and effects are available by separate negotiation.

**Viewing:** Strictly by appointment with H Tiddy.

## Pentrig

4, Lower Castle Road  
St Mawes  
Cornwall  
TR2 5DR

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk

## 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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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.

