



Crab Pot Cottage

## Crab Pot Cottage

*A charming, detached dormer-style bungalow, discreetly positioned in a peaceful setting close to the village centre, enjoying a high degree of privacy and delightful water views across St Mawes harbour towards Falmouth Bay.*



## Accommodation Summary

**Gross Internal Floor Area :** 1,544 sq. ft. (143 sq. m.)

### Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Two Bedrooms (one with En Suite), Family Bathroom.

### First Floor

Double Bedroom with panoramic water views.

### Outside

Enclosed Front and Rear Gardens, Garage, Driveway Parking.



## Description

Crab Pot Cottage is an attractive and well-presented detached bungalow offering a warm and inviting atmosphere, set within a mature and private plot along the sought-after Trelawney Road. The property is within easy walking distance of the village centre and harbour yet enjoys a tucked-away position with a peaceful ambience.

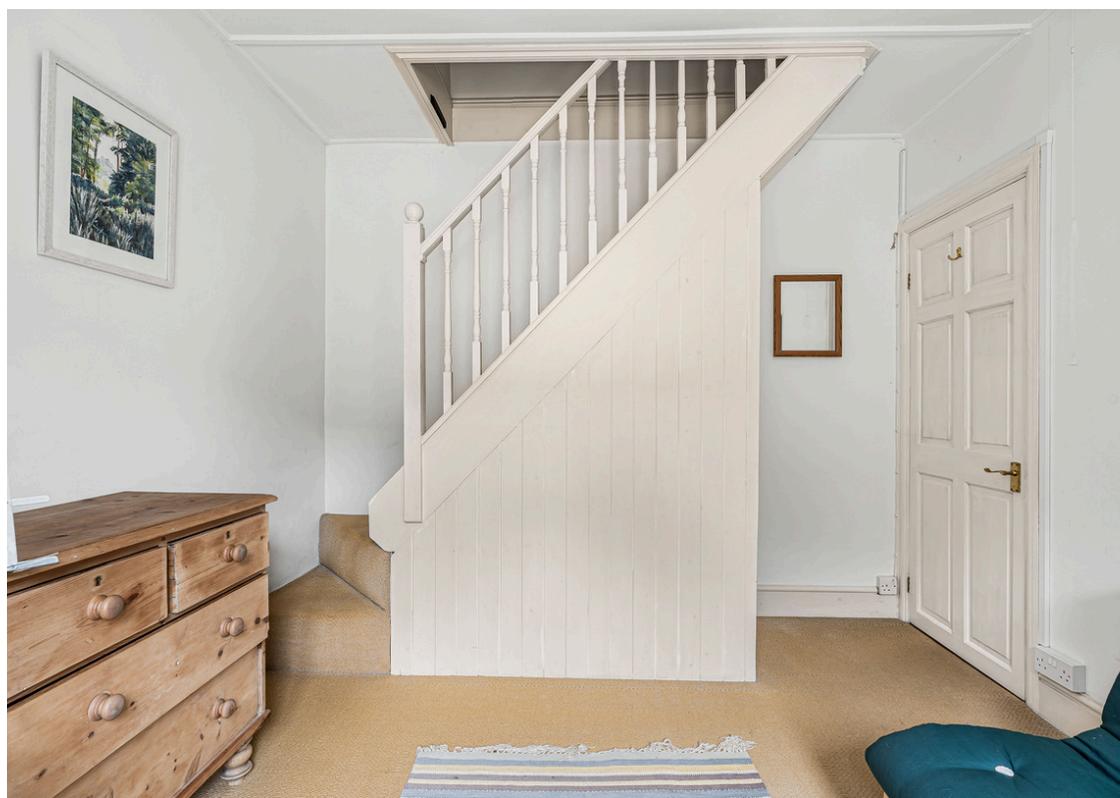
The accommodation has been thoughtfully extended from its original design, including a loft conversion, resulting in a well-balanced and versatile home. Generous ceiling heights and large windows allow for excellent natural light throughout.

On the ground floor, the accommodation comprises a well-proportioned sitting room with a bay window and French doors opening to the garden, creating a bright and comfortable living space. The kitchen/dining room is a light dual-aspect room, fitted with a range of units and integrated appliances, providing a practical and sociable area for everyday living. A separate utility room offers additional storage and access to the rear garden.

There are two ground floor bedrooms. The principal bedroom benefits from an en suite cloakroom with potential to incorporate a shower, subject to requirements. A family bathroom serves the remaining accommodation on this level.

The first floor hosts a spacious bedroom with a deep bay window, enjoying far-reaching and panoramic water views over St Mawes harbour, Carrick Roads, Falmouth Bay, and towards the Helford River. This room provides a particularly appealing retreat.







## Outside

The property occupies a generous and mature plot with beautifully enclosed gardens to both the front and rear, offering a high degree of privacy and a sunny aspect throughout the day.

The front garden is well stocked with a variety of established shrubs and specimen plants, creating a colourful and sheltered setting. A decked seating area is ideally positioned to enjoy morning sun. A pathway leads to the main entrance and continues around the property.

The rear garden enjoys a southerly orientation and is enclosed by mature hedging, ensuring privacy. It features further planted borders, a decked seating area, and ample space for outdoor dining and relaxation. There are two garden sheds and a wooden workshop with light and power.

A driveway provides off-road parking and leads to a single garage with power, lighting, and workbench.

## Summary

Crab Pot Cottage presents an excellent opportunity to acquire a charming and well-located home in the heart of St Mawes. With its private setting, attractive gardens, and exceptional water views, the property is ideally suited as a permanent residence, coastal retreat, or investment opportunity, offered for sale with no onward chain.



## Location Summary

(Distances and times are approximate)

Village Centre and harbour-side: 450 yards. Summers Beach: 750 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, other UK regional airports and European destinations). St Austell: 15 miles (London Paddington 4.5 hours by direct train).

## 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 bakeries, 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 several European destinations.

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock), and Adam Handling (Newquay). On The Roseland is Guy Owen 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.



**Approximate Gross Internal Area 1078 sq ft - 100 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 842 sq ft – 78 sq m

First Floor Area 236 sq ft – 22 sq m

Garage Area 142 sq ft – 13 sq m

Outbuilding Area 97 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## General Information

**Services:** Mains water, electricity and drainage. Oil Fired Central Heating.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

**Tenure:** Freehold.

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

## Key Facts for Buyers

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## Crab Pot Cottage

Trelawney Road  
St. Mawes  
Truro  
Cornwall  
TR2 5BU

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

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

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