



THE MOORINGS

ST MAWES • CORNWALL



THE MOORINGS

32 LOWER CASTLE ROAD • ST. MAWES • CORNWALL • TR2 5DR

Idyllic village house with steps to the water

Truro (via King Harry Ferry) – 10.7 miles

Newquay Airport – 27.5 miles

(Distances are approximate)

Tastefully restored Victorian house

4 bedrooms

2 reception rooms

3 bath/shower rooms

Southerly water views

Private steps to water

Mooring on licence



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Your attention is drawn to the important notice on the last page of the text





SITUATION

The picturesque south facing harbour village of St. Mawes on the eastern side of the Fal Estuary has long been one of Cornwall's most desirable and exclusive destinations. Far enough away from the main communications and larger towns to have retained its charm, it also has a good road in and out across the beautiful unspoilt countryside of the Roseland Peninsula. St. Mawes is linked to the port of Falmouth and the cathedral city of Truro via the King Harry Ferry on the River Fal.

The village is centred around its small stone harbour and has its own beaches, sailing club, castle and a handful of good pubs and restaurants, including of course, Olga Polizzi's Hotel Tresanton.

There is a regular passenger ferry from the harbour to the town of Falmouth across the estuary, and also in the summer to the picture-postcard Place House across the Percuil River.

For those wanting to get away from the humdrum of city life and escape with family to the water for the weekend, but still have access to fine dining, then St. Mawes is quite understandably the first choice for many.





THE PROPERTY

Facing south over the water and just yards away from the exclusive Hotel Tresanton, The Moorings occupies a truly world-class setting.

This charming Victorian house is set within a short terrace and has been tastefully restored and refurbished to an extremely high standard in recent years. The four bedroom accommodation is arranged over three floors with delightful views out across the harbour towards St. Anthony's Lighthouse and Falmouth Bay.

The sitting room on the ground floor has two fireplaces and a large bay window looking out to sea. At the heart of the house is a fabulous extended kitchen-dining room with central island, granite worktops and Neff appliances. Behind the kitchen/breakfast room is a large utility room, leading through to a

modern 'wet room', with WC. The ground floor has a zoned under-floor heating system.

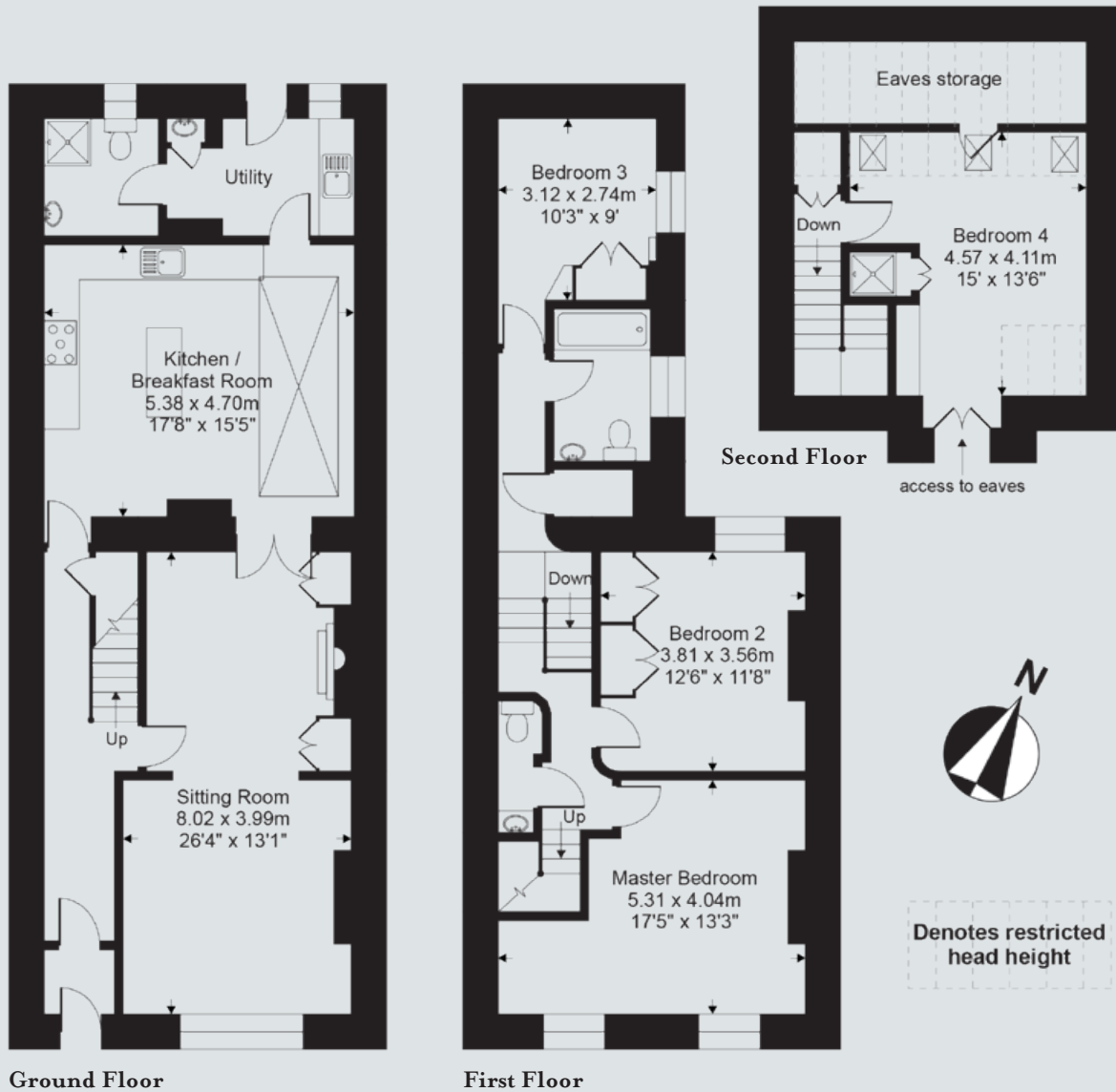
On the first floor there are three bedrooms, a family bathroom and a WC. The principal bedroom at the front has two windows overlooking the estuary. A wonderful en suite bedroom occupies the second floor and has French doors opening out on to the roof.

GARDENS AND GROUNDS

The house is set back from the narrow road by a small garden. At the rear a door leads on to a communal courtyard, on the other side of which is a store room; ideal for storing sailing and boating equipment.

Immediately across the road there is a gorgeous terraced garden descending to the foreshore. This consists of a level lawn below the road level that leads down to a sun terrace overlooking the water. Stone steps lead down to a private lower terrace directly above the water with a set of metal steps leading down to the rocks on the foreshore. Both terraces face south and are perfect for entertaining and enjoying the idyllic waterfront lifestyle the property truly offers. We understand the property owns the foreshore directly in front of the property with a licensed mooring.

We should add that there are only a handful of properties in St. Mawes that enjoy private access to the water.



NOTE

The property is holiday let through Portscatho Holidays for much of the year.

PLANNING

The lower terrace has been granted planning consent for a summerhouse. Cornwall Council (PA11/ 08503).

SERVICES

Mains water, electricity and drainage. Oil fired boiler. Under-floor heating on ground floor.

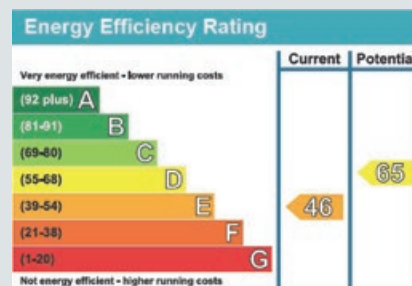
ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

THE MOORINGS

Gross internal floor area (approx):
164.4 sq m / 1,770 sq ft (excludes restricted head height)

For Identification only - Not to scale





VIEWING

Strictly by prior appointment with Savills.

DIRECTIONS

As you enter St. Mawes, turn right just after the water tower (signposted St. Mawes Castle). Drive down Upper Castle Road, bearing sharp left at the Castle with the water on your right, the property will be found on the left after about 200 yards, just before The Hotel Tresanton. There is a car park next to the St. Mawes Castle, and another down in the village.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc, are specifically excluded but may be available by separate negotiation.

IMPORTANT NOTICE

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Nearby Tavern Beach



H Tiddy

