



ROHRS & ROWE



Manor Cottage
1 Kings Road
St Mawes
TR2 5DH

- Grade II listed cottage
- Wonderful views of the harbour and countryside beyond
- Front terrace for alfresco dining
- Sitting room with window seat to enjoy harbour vistas
- Kitchen /dining area efficiently laid out
- Principal bedroom with elevated views
- Bedroom 2 with dual aspect views
- Both bedrooms featuring high ceilings
- Shower room
- Harbour side position
- Proven rental history



ROHRS & ROWE



at the Beach



GORGEOUS HARBOUR SIDE COTTAGE OFFERING LOVELY VIEWS AND FULL OF CHARM AND CHARACTER, NESTLED RIGHT IN THE HEART OF THE VILLAGE.



Property

Tucked away just moments from the picturesque harbourside in the ever-desirable Roseland village of St Mawes, Manor Cottage is a charming coastal hideaway, perfectly located to enjoy village life by the sea.

The property is just such a nice place to watch boats drift through the harbour or for a base to enjoy all the sailing opportunities set out immediately in front of you with the slipway just a moment away. Falmouth Bay has long been considered one of the premier locations for sailing in the South West with the delightful Helford river also providing a fascinating destination to explore. This is a home where location is everything, with all that St Mawes offers right on the doorstep.

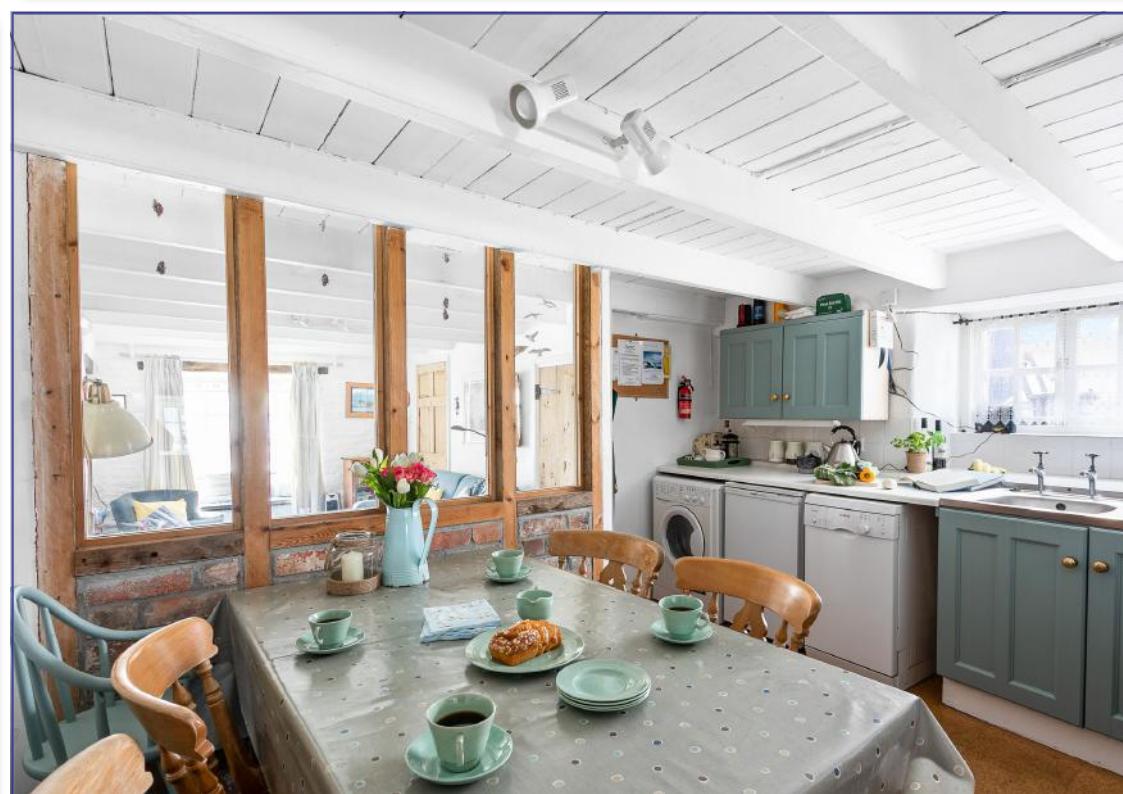
Set just off the harbour, this traditional Cornish cottage is rich in character and ideal for those wishing to immerse themselves in the charm of the village, or sun themselves on the sandy beach just opposite. A small cobbled courtyard to the front enjoys harbour views and provides a wonderful spot to sit and watch life unfold.

Inside, the ground floor is warm and inviting, with low-beamed ceilings, an ornamental Cornish range fireplace, and window seats framing delightful harbour views. To the rear, the kitchen/dining area sits behind a brick dividing wall and is well equipped.

Upstairs are two attractive bedrooms, both with high ceilings. The principal bedroom to the front enjoys harbour views from dual windows, while the second bedroom to the rear is ideal for guests with pleasant side aspects.

Manor Cottage is a delightful retreat set right in the heart of St Mawes.









ST MAWES HARBOUR



SUMMERS BEACH



TAVERN BEACH



LOCATION

St Mawes has long been one of Cornwall's most desirable and exclusive destinations. The privacy, peace and tranquillity of its surrounds combined with its accessible coastal location makes the village pretty much perfect. There are two beaches to enjoy with Summers Beach being a family favourite a short walk beyond the harbour. There are regular passenger ferry crossings to and from Falmouth and there is a vibrant sailing club with excellent facilities. St Mawes has an excellent choice of restaurants, pubs and bars to cater for all tastes and budgets. With the renowned Tresanton Hotel next door and the equally excellent harbour front Idle Rocks Hotel

DISTANCES

Truro: 10 miles via King Harry car ferry. Truro Railway Station service to London Paddington • Falmouth: 15 miles via King Harry car ferry or direct via passenger ferry • Newquay Airport: 26 Miles

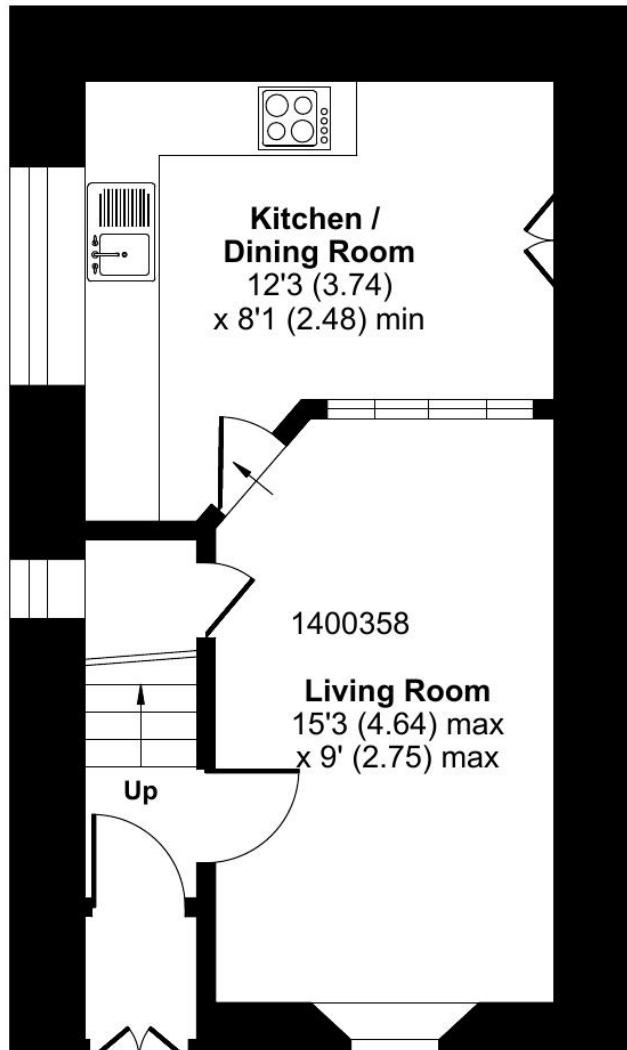




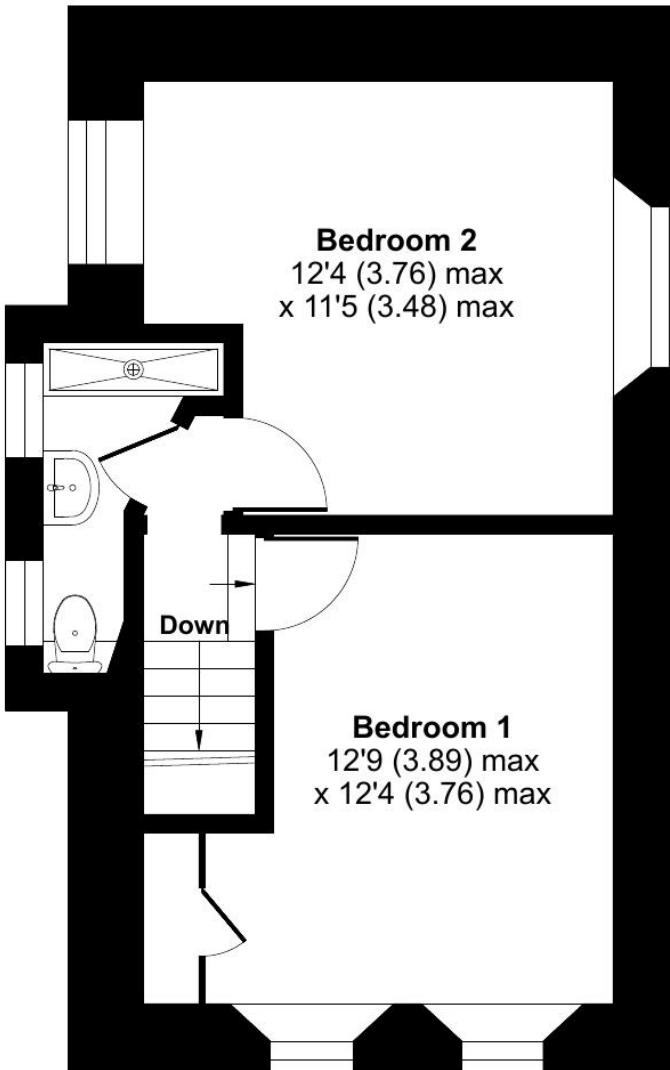
Kings Road, St. Mawes, Truro, TR2 5DH

Approximate Area = 626 sq ft / 58.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.
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Services: Main water, drainage and electricity. Electric central heating.

Directions: **What3words:** nudge.crackled.exhaling

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