



Ropehawn, St Austell Bay, Nr Fowey, Cornwall



A **secluded waterfront retreat** in an exceptional, private position with its own harbour, slipway, foreshore and two deep water moorings.

Water Frontage

Ownership of foreshore | Slipway | Harbour | Two deep water moorings

Summary of accommodation

Entrance hall | Dining room | Kitchen | Living room | Cloakroom | Utility room

Two bedrooms with en suite shower rooms | Two further bedrooms | Bathroom

The Sea Room

Kitchen/dining room | Utility | Bedroom | Shower room

Gardens, Grounds and Outbuildings

Boat store and wet suit storage | Cobbled courtyard | Walled gardens | Entertaining terrace and barbecue area | Parking for four vehicles

Distances

St Austell 2.6 miles, Par Railway Station 6 miles (London Paddington from 4 hours) Fowey 10 miles, Cornwall Airport Newquay 17.5 miles

(All distances and times are approximate)

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Location

Ropehawn is ideally positioned to enjoy life on the water. The property provides the incredibly rare combination of level sea access, ownership of the foreshore, and a high degree of degree of privacy thanks to the surrounding woodland.

Positioned on the small strip of coastline, midway between Gwendra Point to the North-West and Gerrans Point to the South-East, and immediately below and to the North-East of the village of Trenarren, Ropehawn offers unparalleled sea and coastline views, and water access.

Being adjacent to the South West Coast Path, there is direct access to some of the most breathtaking walks in the region. The path weaves through the stunning landscape, offering walkers a unique blend of coastal views, wildlife encounters, and the unspoiled beauty of Cornwall's countryside.

About ten miles away in the picturesque town of Fowey, a haven of excellent restaurants and artisanal and craft shops. The harbourside presents a tranquil spot, set against a backdrop of stunning sea views.

About 2.5 miles away is historic Charlestown, a location immortalised by its appearance in the BBC's "Poldark." This charming port town offers a glimpse into Cornwall's rich maritime history, with its well-preserved harbour and tall ships.

Further afield, the South Cornish coast can be explored by boat directly from Ropehawn's harbour and slipway. The coast stretches from the Roseland Peninsula to Rame Head, each turn revealing hidden beaches, secret coves, and the dramatic vistas that define Cornwall's unique coastline.

The property

Nestled within Cornwall Wildlife Trust woodlands, Ropehawn emerges as a breathtaking ode to waterside elegance and history. This exceptional property, accessible via a serene woodland path or by boat over some of the cleanest sea water in Europe in St Austell Bay, offers a waterfront retreat like no other.





The story of Ropehawn is woven into the very fabric of the Cornish coast, a narrative that began in the 17th century, when it served as a bustling base for the netting and curing of pilchards, under the sheltered cove of its own natural harbour. The Hext family, pivotal in the estate's history since 1638, contributed to its legacy, transforming it from a vital fishing outpost to a cherished family retreat, notably in 1893 when the house was reconstructed. The walls of the derelict cellar were used to form the boundaries of the garden, and the Sea Room was erected, overlooking the harbour, and the boat house was built with access to the slipway leading to the harbour.

At this time, the Duchy of Cornwall owned the whole of the foreshore from Porthpean to Blackhead, but in 1899 decided to sell. Charles Hext bought the Ropehawn frontage, transforming the waterfront lifestyle of the property and securing it for future owners.

Ropehawn is a unique coming together of privacy, historical charm, and waterfront luxury. Its secluded position, hidden amidst ancient woodlands with no near neighbours, offers a level of privacy and serenity that is rarely found on the waterfront. The property stands proudly on the water's edge, its own natural harbour inviting the gentle caress of the waves, along with a slipway acting as a gateway for endless marine adventures.

The interiors of Ropehawn are a masterpiece of understated elegance, where each room is designed to frame and celebrate the stunning views of the sea beyond. The reception rooms and bedrooms, with their classic proportions, are finished to an exceptional standard, offering a warm embrace of luxury and comfort. The heart of the home, a quaint kitchen and dining room, retains its original charm while embracing modern conveniences.

The enchanting gardens and outdoor spaces of Ropehawn are a verdant tapestry of tranquillity and beauty, with charming sheltered gardens and a courtyard terrace that beckons for al fresco dining on the water.

For those seeking the waterfront lifestyle, Ropehawn is a paradise. The property boasts its own harbour, slipway, and deep-water moorings, making it an ideal base for sailing, kayaking, and exploring the hidden treasures of St Austell Bay.



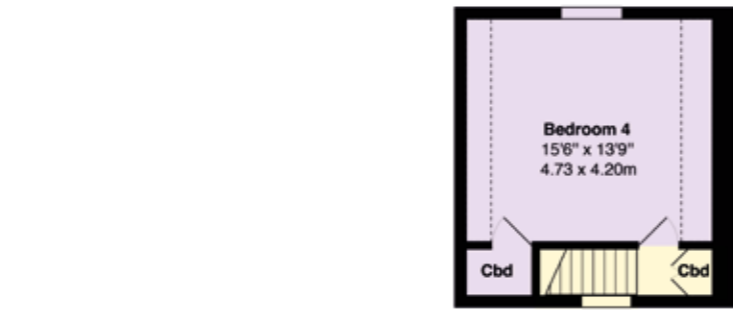
Approximate Gross Internal Floor Area
2670 sq ft (248 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

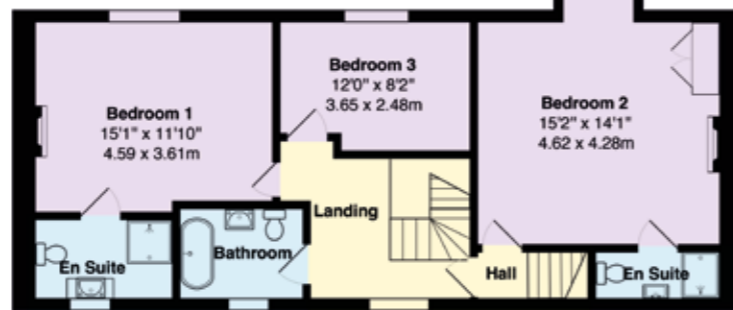
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



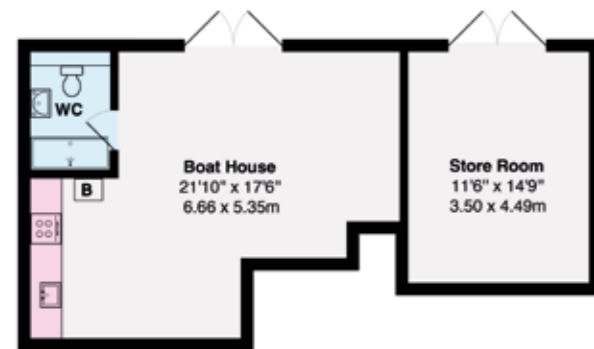
The Sea Room
Approx Area 441 sqft 41.0 sqm



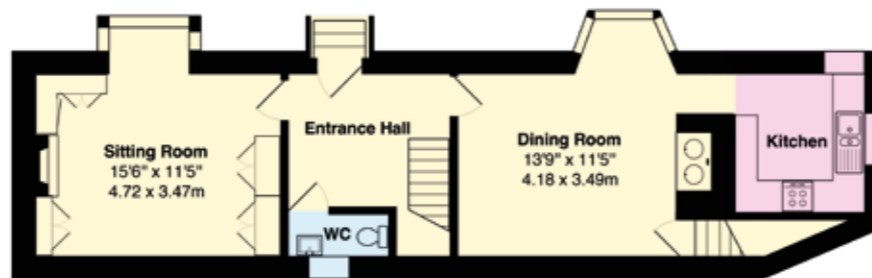
Second Floor
Approx Area 265 sqft 24.7 sqm



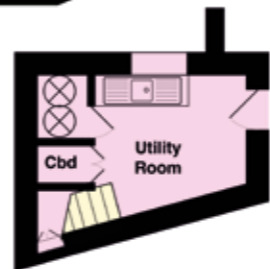
First Floor
Approx Area 739 sqft 68.7 sqm



The Boat House
Approx Area 495 sqft 46.0 sqm



Ground Floor
Approx Area 584 sqft 54.3 sqm



Lower Ground Floor
Approx Area 142 sqft 13.2 sqm



The Sea Room

The Sea Room, a beautifully converted boathouse, offers additional accommodation with kitchen/dining room, bedroom, and shower room with breathtaking views.

Services

- Mains electricity
- Mains water with back up reservoir
- LPG fired central heating
- Private drainage via septic tank
- Fibre optic broadband

Rights of Way

There is right of way in favour Ropehawn over the foot path leading from the parking area to the house. There are no public rights of way over the property.



Waterfront Position

Charles Hext bought the foreshore in front of Ropehawn from the Duchy of Cornwall in 1899. It is very rare for any house by the sea to own its foreshore and with the boundary being the lowest low water mark it was possible to reinforce the sea defences at that time and in doing so create a private natural harbour.

The harbour has been extended and improved since then and now includes a slipway and three quays against which boats can be moored.

The harbour empties at low tide but has a depth of around 10-12 feet at high tide and together with the deep water moorings provide unrivalled water access.

Consequently access to local towns like Fowey, Charlestown and Megavissey is very easy by water and that is the preferred way to travel from Ropehawn.

The water quality is extremely high in St Austell Bay and the harbour provides a natural, crystal clear swimming pool. There are several beaches along the coast easily accessible by kayaks and paddle boards which can be launched from Ropehawn.

Directions (PL26 6BH)

Please do not use sat nav to navigate to the property. The car park can be found by using What3Words code [///chin.stickler.faster](#)

Please be aware that to reach Ropehawn from the parking area there is a short walk through Cornwall Wildlife Trust woodland.

Property information

Tenure: Freehold

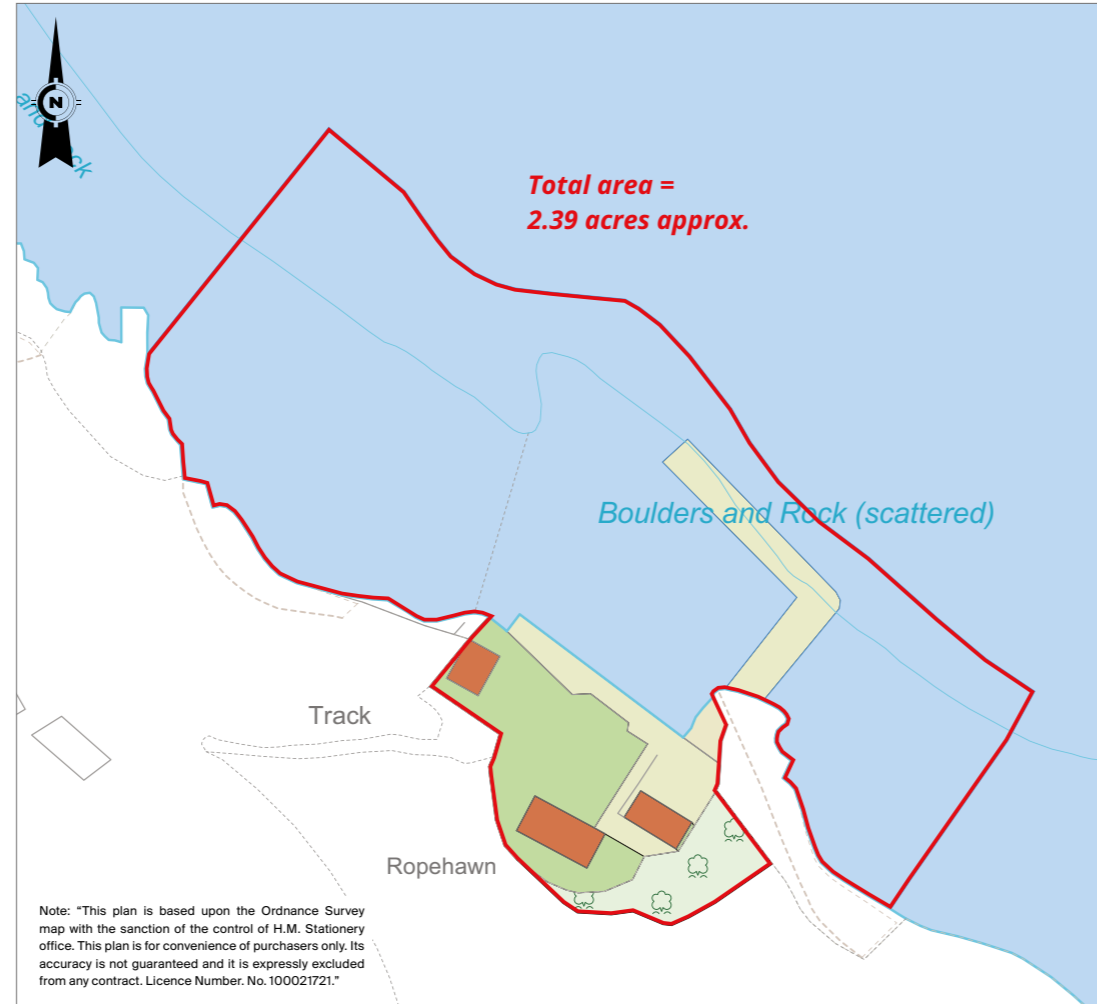
Local Authority: Cornwall Council

Council Tax: Band G

EPC Ratings:

Ropehawn – G

The Sea Room – G



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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