



Trewillum

H Tiddy



## Trewillum

*A rare opportunity to purchase an individual, architect designed, newly built residence, capturing beautiful views on the first floor over the St Mawes Harbour and Falmouth Bay. Ready for immediate occupation, this light and airy home is located within walking distance of shops, beaches, cafes, pubs, restaurants, coastal walks and water sport facilities.*



## Accommodation Summary

**Gross Internal Floor Area:** 1665 sq ft (154.35 sq m)

### Ground Floor

Entrance Porch; Reception Hall; Lounge / Dining Room; Open Plan Kitchen; Utility / Boot Room; Cloakroom W/C; Two Double Bedrooms; Walk-in Airing Cupboard; Family Bathroom.

### First Floor

Galleried Landing featuring a striking gable end picture window and Study / Work From Home Office Area flowing open plan to a spacious Principal Bedroom with En-Suite Bath / Shower Room plus Eaves Storage.

### Outside

Off Road Parking Forecourt. Decked Garden with fenced borders for ease of maintenance. Side access path and pedestrian gate.





## Introduction

Sitting comfortably and discretely on its plot, away from the road with the added benefit of parking facilities, initial outside impressions do not depict the spacious light and airy family sized accommodation within this contemporary and individually designed new-build property. Showpiece rooms are the impressive Lounge / Dining Room with tri-fold doors opening onto a lovely south-east facing decked garden entertainment area, the open plan fitted Kitchen with a full range of appliances and a breakfast bar, and the over thirty-six feet in length First Floor Bedroom Suite which features a triangular gable end picture window to enjoy the marine activities in the picturesque St Mawes harbour.

This rare opportunity is conveniently located around a 350-yard walk of the harbourside and the central village amenities. An array of beautiful river and coastal walks are nearby. Suited towards the family or retiring buyer, either as a permanent home or holiday retreat, we strongly advise an internal viewing to fully appreciate the fine qualities this energy efficient and comfortable new home has to offer.

## The Views

The views over neighbouring roof tops from the first floor of Trewillum capture St Mawes harbour and village, Falmouth Bay, with its visiting cruise liners and super yachts, over to the Lizard Peninsula and across to the countryside on the National Trust owned St Anthony headland. The harbour and bay are a hive of marine activity all year round.





## A Brief Tour

From a formal Entrance Porch one enters into a light and airy Hallway where an oak door leads to an impressive Lounge / Dining Room which features tri-fold doors to a south east facing decked garden. Open plan at an L-shape, partitioned by a breakfast bar, is a modern fitted Kitchen comprising an array of drawer cupboards. The full range of appliances include American style fridge / freezer, upright oven, induction hob with angled cooker hood over, dishwasher, wine cooler fridge, and a Quooker Fusion 3 in 1 boiling hot water tap to the contemporary sink. Leading past a side double glazed entrance door and through an oak internal doorway is a Boot / Utility Room which enters on to a tasteful Cloakroom W/C.

From the Hall, oak doors lead to a walk-in Airing Cupboard, two double Bedrooms and a good sized and stylish Family Bathroom. Stairs rise to a first-floor galleried Landing Area, featuring a triangular end-gable picture window to capture beautiful views over St Mawes harbour. Comprising a built-in desk unit to zone the area as a study or “work from home” office space, this flows open plan to an impressive Principal Bedroom Suite, which has a tasteful Bath and Shower Room at one end.

Externally, from a Parking Forecourt, a side pedestrian gate leads to a side path to gain access to the kitchen and to the rear of the property. On the other side is an easy to maintain composite decked terrace Garden, bordered by fence for privacy, with access from the living space to bring the outside within and ideal for an entertainment space and alfresco dining.











## Location Summary

(Distances and times are approximate)

Bus Stop: 20 yards. St Mawes Village Centre and Harbourside: 350 yards. Summers Beach: 550 yards. St Mawes Sailing Club Quay: 750 yards. King Harry Car Ferry: 4.7 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with regular flights to London, other Regional UK airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct train.

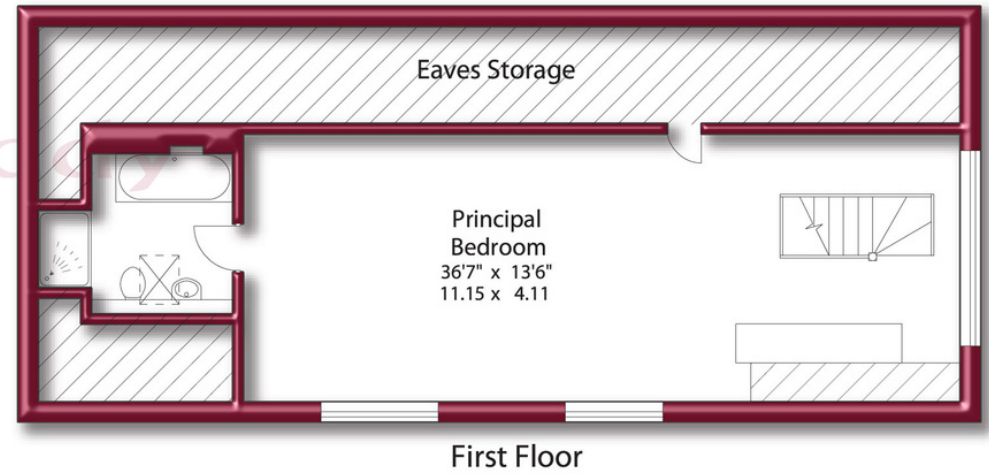
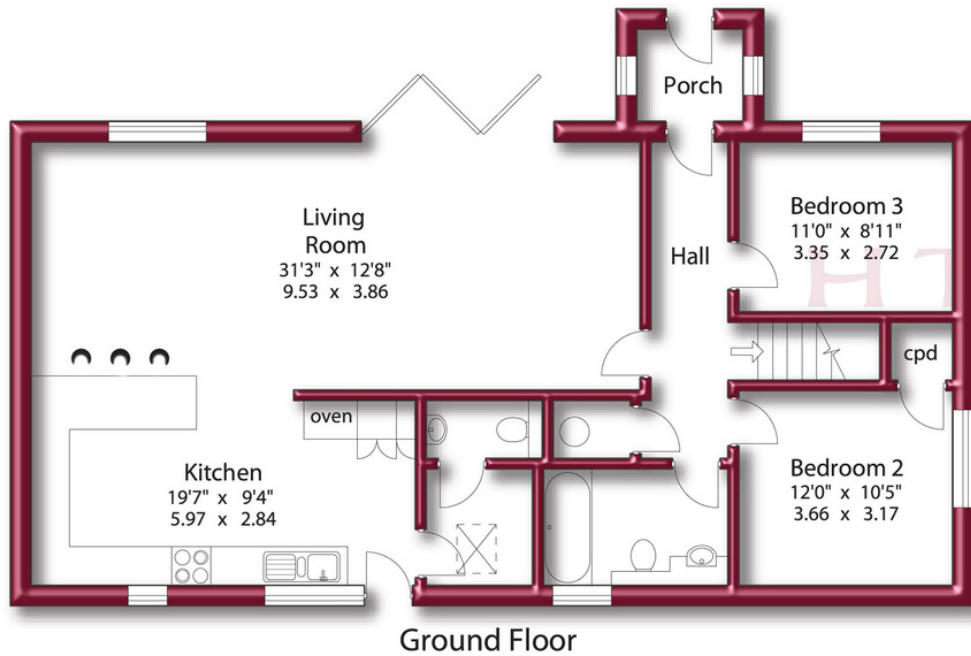
## St Mawes

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. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

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 with a full programme to cater for all ages.

### Trewillum

Approx Gross Internal Floor Area = 1665 Sq. Feet  
= 154.35 Sq. Metres



For illustrative purposes only. Not to scale.

## General Information

**Specifications:** Engineered limed oak floors to the living spaces, laminate oak effect flooring to bathrooms and cloakroom, fitted carpets to the bedrooms, double glazed windows, doors and skylights, and low voltage inset ceiling lighting, oak internal doors.

**Services:** Mains water, electricity and drainage. Television and Satellite Points. Fibre to the Home Superfast Broadband. Air Source Underfloor Heating on the ground floor and to radiators on the first floor. Heated towel radiators to the bathrooms.

**Ofcom Mobile Area Coverage Rating:** Good.

**FTTC Broadband available:** Openreach predicted max download speeds: Superfast 80Mbps; Standard 21 Mbps.

**Long Term Flood Risks:** River/Sea: Very Low Risk; Surface Water; Very Low Risk.

**Energy Performance Certificate Rating:** B

**Council Tax Band:** Currently Exempt

**Tenure:** FREEHOLD.

**Relevant Planning Permission:** PA20-02954

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

**Please Note:** Under the Estate Agents (Provision of Information) Regulations 1991, the owners of this property have a connected interest with a member of staff within H Tiddy.

## Trewillum

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