



Teg Gwel

H Tiddy

Teg Gwel

A deceptively spacious, family sized, and luxuriously specified contemporary detached house of outstanding quality, located in one of Cornwall's most prestigious postcodes, specifically designed to maximise panoramic views encompassing the enchanting Percuil River and surrounding National Trust owned countryside in an Area of Outstanding Natural Beauty.

Accommodation Summary

Internal Floor Area: 3226 sq. ft. (299.05 sq. m.)

Plot Size: 0.28 of an Acre

Ground Floor

Reception Hall, Cloakroom, Open-Plan Bespoke Kitchen Dining Room, Lounge, 40' Balcony, Principal Bedroom with En Suite Shower Room and Decked Balcony, Family Bathroom, 3 further Bedrooms, Shower Room, Study / Bedroom 5.

Lower Ground Floor

Spacious Sitting Room, Lower Hallway with Large Cupboard, Utility and Boiler Room.

Outside

Gated Drive and Parking Facilities, Detached Double Garage, W/C, Large Store Room, Landscaped Private Rear Gardens (with pedestrian access to Freshwater Lane).



Introduction

Teg Gwel (meaning 'beautiful view' in Cornish) is an immaculate coastal residence specifically designed to maximise captivating south easterly views over the Percuil River, a tributary of the renowned sailing waters of the Carrick Roads, and the National Trust's St Anthony's headland. From its elevated position to the eastern side of the picturesque and exclusive village of St Mawes, Teg Gwel is ideally positioned off a quiet private lane and yet only a few minutes walk down to the village centre with its range of village stores and eateries including the famous Tresanton Hotel, the Idle Rocks Hotel, and the St Mawes Hotel with its private cinema. Access to the boatyards and moorings is provided by a private pedestrian access on to Freshwater Lane.



Description

This individual detached property was beautifully modernised and extended in 2015 and has recently been upgraded and interior designed to create the most wonderful home, ideal for families and holidays alike. The chic design cleverly achieves a wonderfully clean and light contemporary feel with an air of traditionalism. The beautifully appointed accommodation is adaptable in providing a combination of 4/5 bedrooms, 2/3 reception rooms, and 3 bath / shower rooms, all complimented by over 400 square feet of patio and decking within the relatively private gardens. For those looking for the potential for an annexe, there is lapsed planning permission to convert the detached garage into residential ancillary accommodation.

Upon walking into the spacious kitchen / dining room you are greeted with the exceptional views and, with full access to the wide balcony, can make the most of the sought-after combination of inside / outside living. The property with its largely west – east orientation makes the most of the morning, afternoon and evening sun via the extensive use of large windows and being centrally positioned on its easily maintained mature garden giving off an aura of peace and tranquillity inside.

Outside there is a large double garage with workshop area and toilet and a secure storage room for lifestyle, garden, sailing and beach equipment. In summary, suiting the family or retiring buyer either as a permanent or holiday home, this individual ready to move into coastal residence has to be viewed internally to fully appreciate its true qualities.



Teg Gwel: A Brief Tour

From a slate paved open entrance area, an oak door with double glazed side panels opens into an impressive reception hall. To one side is a double cloaks cupboard and cloakroom wc. Openings are found each end of the hall, one to an inner hall (leading to bedrooms 3 and 4 as well as the family bathroom), the other to another inner hall which leads to the study / bedroom 5, separate luxury shower room / wc, bedroom 2 and the principal en-suite bedroom. The floor has sandstone effect tiles which flow via oak glazed double doors into the kitchen / dining room.

The open plan kitchen dining room is a showpiece room, designed to take in the maximum effect of the magnificent views. The contemporary and top of the range Rotpunkt kitchen has a full range of appliances including a Miele fan oven and separate combination microwave with warming drawers below, larder, fridge / freezer, AEG induction hob with bespoke inset ceiling stainless steel extraction unit over. One of the main features are the position of the kitchen sink below a wide double-glazed window to enjoy the beautiful views. One wall housing the appliances and larder units inset with mood lighting pelmet and side cornices and a 4' wide breakfast bar which has the induction hob inset and zones the kitchen area away from the dining area. To the side of the kitchen stairs lead down to the lower ground floor. The dining area has a wide opening to the principal lounge, both rooms having patio doors that lead onto the 40' x 9' balcony.

The balcony has glazed balustrades to stainless steel upright pillars. The splendid views from the balcony have to be experienced first-hand since mere photography does not do them justice. Steps from the balcony lead down to the landscaped rear gardens. The principal lounge has featured display alcoves and a raised woodburning stove inset to the wall with log storage below.



Teg Gwel: A Brief Tour

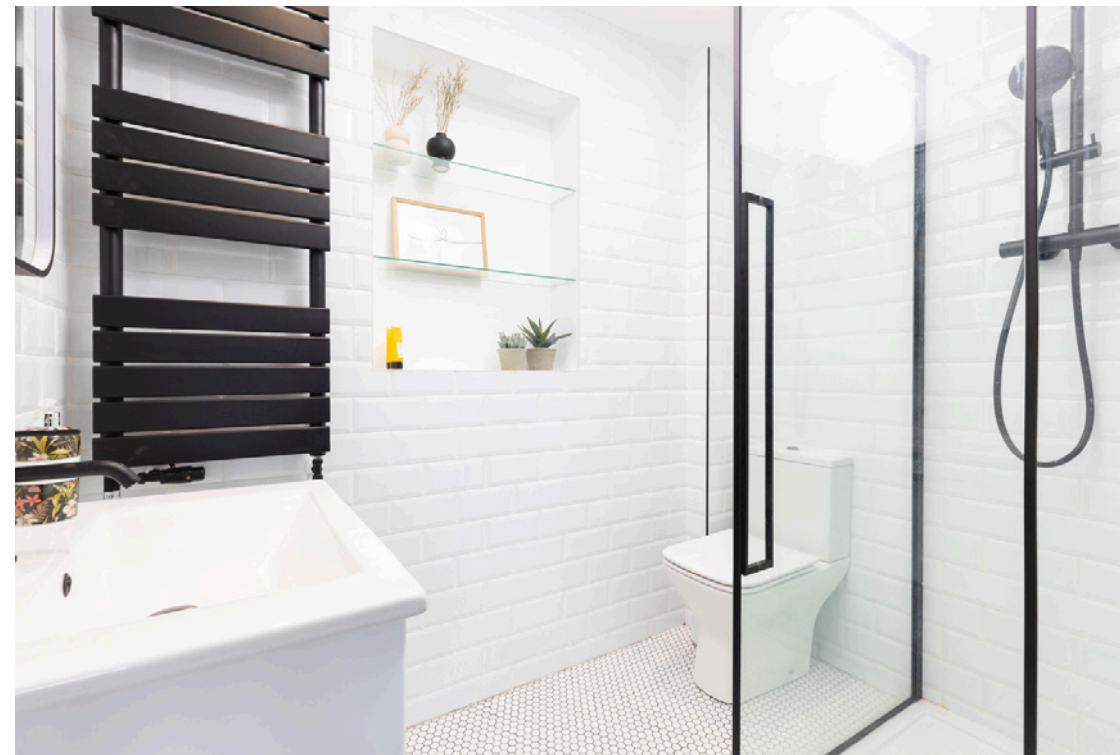
On the lower ground floor is a hall with useful storage cupboard. Oak doors lead to the utility / boot room and sitting room. The utility has an access door to the gardens, perfectly positioned to the side with a pedestrian access to Freshwater Lane and the boatyards and moorings. In one cupboard is an oil-fired central heating boiler and pressurised hot water tank, the other is an airing cupboard.

The interior designed sitting room has wide patio doors to the gardens. This delightful room has chic wood panelled walls and a central fireplace with a slate hearth and an electric woodburner style fire inset. This perfect secondary reception room has a number of uses, from media / cinema or just relaxing, reading a book or listening to music.

From the reception hall an inner hall leads to a separate recently re-fitted luxury shower room / wc with Velux skylight. The study has beautiful river views and can easily be adapted as a 5th Double Bedroom. Bedroom 2 has a built-in wardrobe and double-glazed window overlooking the landscaped gardens to the front.

The principal bedroom suite has an access lobby and double-glazed window. The en suite has bespoke fittings with a large shower / wet area partitioned by a glazed screen. To one wall of the bedroom is a range of wardrobes, and sliding patio doors give access to a raised decked balcony. The bedroom and decking enjoy private river and countryside views and attract the morning sun.

To the opposite side of the reception hall are two further double bedrooms, one overlooking the landscaped front gardens, the other with patio doors and splendid views over the Percuil River and surrounding countryside. Both bedrooms are served by a spacious modern bathroom, with roll top bath and separate shower.





Gardens

The front is screened by hedge off the private lane to a wide gated entrance onto a central gravelled drive and parking area, large enough to store a caravan or boat. The garden is bordered to one side with planting and hedging. There is pedestrian access on each side of the property to the rear gardens. To one side stands the detached double garage which has lapsed planning permission to convert into ancillary accommodation.

The rear gardens are mainly laid to lawn with fence and hedge borders, beautifully landscaped with shrubs and mature bushes. In the bottom corner, steps and a pedestrian gate provides access onto Freshwater Lane. This provides a short cut to the moorings, boatyards and the river footpath.

Outbuildings

The DETACHED DOUBLE GARAGE has two remote up and over doors, a GARDENER'S WC, side pedestrian door and shelving. Light, water and power are connected. Under the balcony, is a useful STORAGE ROOM ideal for garden machinery and boating regalia.



Location Summary

(Distances and times are approximate)

St Mawes Village Centre: 520 yards walk. Summers Beach: 700 yards walk. Freshwater Boatyard: 350 yards walk. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 18 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, 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 V111. 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 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.

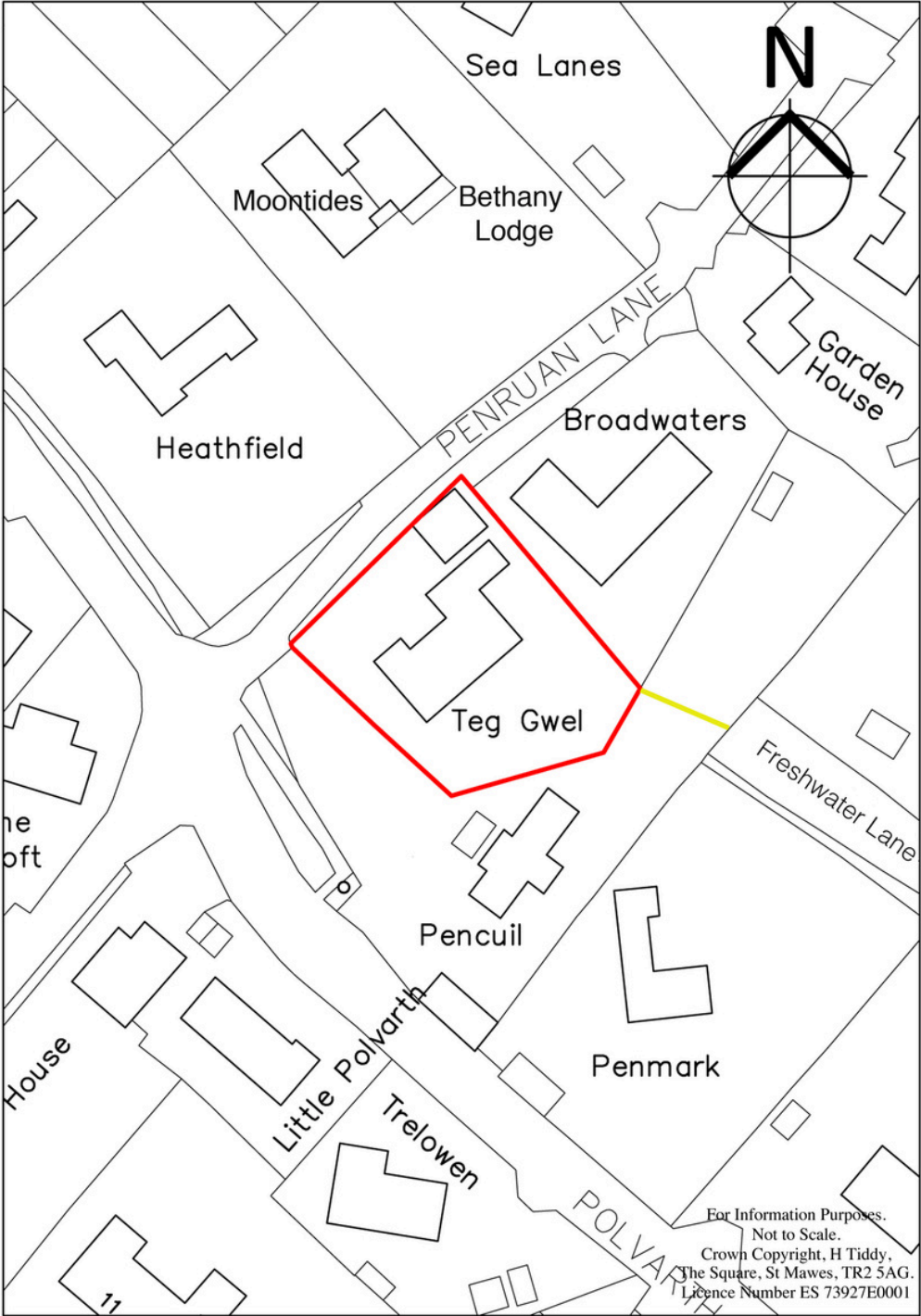
Cornwall

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 offering 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 Jay Brady and Harry Cartwright at The Mulberry (Falmouth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Matt Haggath at the Idle Rocks, St Mawes.





For Information Purposes.
Not to Scale.
Crown Copyright, H Tiddy.
The Square, St Mawes, TR2 5AG.
Licence Number ES 73927E0001

Approx Gross Internal Floor Area = 3226 Sq. Feet
(Excl. Balconies) = 299.05 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services and Specifications: Mains water, electricity, and drainage. Satellite. Oil fired central heating. Mobile booster in the loft. SMP safe. Double glazed windows and doors.

Ofcom Mobile Area Coverage Rating: Good for Vodafone and O2, Ok for EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Very Low.

Energy Performance Certificate Rating: D

Council Tax Band: G

Tenure: FREEHOLD.

Land Registry Title Number: CL308901

Furnishings, Contents and Effects: With the exception of personal belongings, the interior designed furnishings and effects are available by separate negotiation.

Relevant Planning Permission Numbers: Under planning permission PA15/01810 the property was extended and modernised with the addition of the detached garage. Under planning application PA19/ 02877, there is a lapsed planning permission to convert the detached garage into ancillary residential accommodation.

Viewing: Strictly by appointment with H Tiddy.

Teg Gwel

Penruan Lane
St Mawes
Cornwall
TR2 5UH

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

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

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

