



Asgard

H Tiddy

Asgard

Available on the open market for the first time since built around 46 years ago. A unique detached waterside residence, located in one of the South West's most prestigious and exclusive postcodes, benefitting from direct right of way access, from its private and beautiful mature gardens, onto the water's edge and moorings of the enchanting Percuil River.

Accommodation Summary

Internal Floor Area: 2,175 sq. ft. (202 sq. m.)

Plot Size: circa Quarter of an Acre

Ground Floor

Entrance Hall, Kitchen / Breakfast Room, Preparation Kitchen, Sitting Room, Dining Room, Bedroom Three, Central Hall, Bedroom Two, Shower Room, Separate W/C and Utility / Boot Room.

First Floor

Wrought Iron Bridge Landing, Bedroom Four, Spacious Principal Bedroom Suite comprising Two Enclosed and Open Dressing Rooms and En-Suite Bathroom.

Lower Ground Floor

Boating Store, Kayak / Canoe Store and Basement.

Outside

Parking Facilities, Mature Gardens with Sun Terrace, Direct Private Right of Way Foreshore access.



Description

Nestled amongst neighbouring prime waterside homes, Asgard has been in the loving and caring ownership of our clients' family ever since the property was built. Once part of the gardens owned by the neighbouring property called Polvarth, our clients parents purchased the building plot from the then owners of Polvarth in 1977. A local reputable builder was commissioned to create their dream waterside home to their individual design and high specifications as seen today.

The property is a keen sailors and water enthusiasts dream and set in its own beautifully stocked yet manageable private surrounding gardens, which combine uninterrupted stunning panoramic views with the benefit of an easy sloping private pedestrian access on to the water's edge. Equally, this rare opportunity is within walking distance of boatyards, beautiful riverside and coastal walks, beaches, pedestrian ferries, shops, art galleries, pubs, cafés and restaurants.

Whilst offering excellent family sized accommodation that has been lived in until recently, Asgard has obvious potential for enlargement or, as has happened to a number of properties in the village over the last few years, demolition and construction of a larger property, subject to the usual planning and other consents. Suited towards the retiring or family buyer looking for a permanent riverside home or holiday retreat which offers stunning river and countryside views, an internal viewing is unhesitatingly recommended.



The Views

Even in the height of summer, when St Mawes village is at its peak, turning the bend eastwards past Polvarth Point, a bespoke number of properties located on the river are sheltered from the prevailing south westerly wind and surprisingly enjoy peace and tranquillity, from birds singing to yacht masts clattering. The splendour of the views enjoyed from Asgard have to be experienced first-hand, as mere photography does not do them justice. Borrowing the beauty of the colourful gardens as if it were a picture frame the captivating views encompass the magic of the Percuil River, with its array of moorings and home to the young person's sailing schools. The river is tidal but deep, so always has water, even on the lowest of tides. The opposite side of the river is bordered by delightful part-wooded National Trust owned St Anthony Headland, views that will be there in perpetuity.



The Gardens

(Plot Size: circa Quarter of an Acre)

At the front of the property is a forecourt and driveway for the parking of three to four vehicles. There is access either side of the property to the rear gardens of which are a major feature and attribute of the property. Offering an array of all year-round colour, the gardens are landscaped into specific zones to capture either the sunshine or the shade, all offering a private enjoyment space for peace and tranquillity or which maximise the inspirational river and countryside views. Located off the main sitting room is a featured sun terrace, ideal for alfresco entertainment and barbeques, which has a series of steps contouring past water features into the garden. Beneath the property are storage areas for boating regalia, kayaks, and tenders etc.

At the bottom of the gardens is a private gate leading to a path which has a private legal right of way to the foreshore of the river allowing easy access to boat moorings or to simply enjoy an early morning swim before breakfast.





Location Summary

(Distances and times are approximate)

Percuil River and Moorings: on the doorstep. Summers Beach: 350 yards. Village Centre and harbour-side: 700 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, other 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. 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.

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.

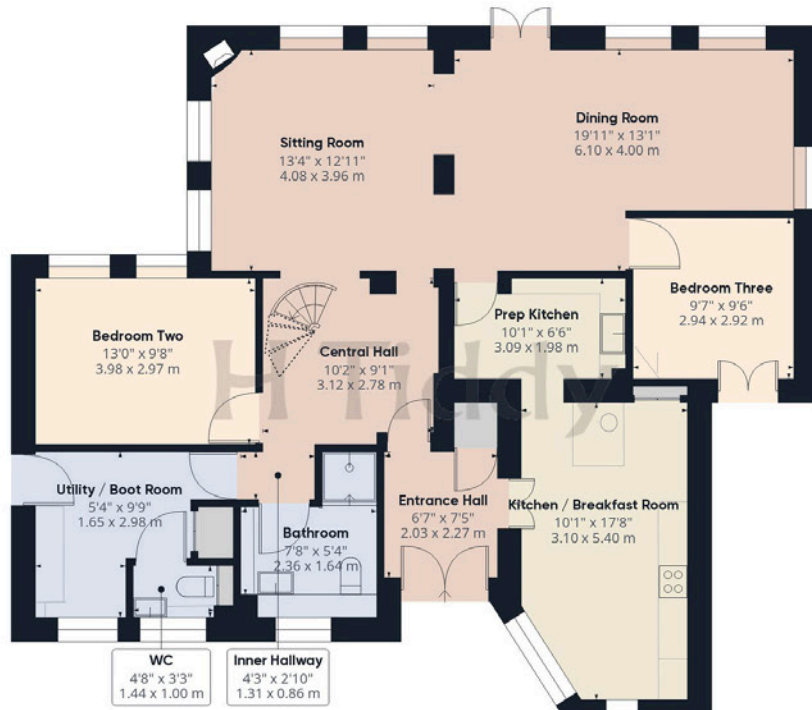
Cornwall

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 a number of European destinations.

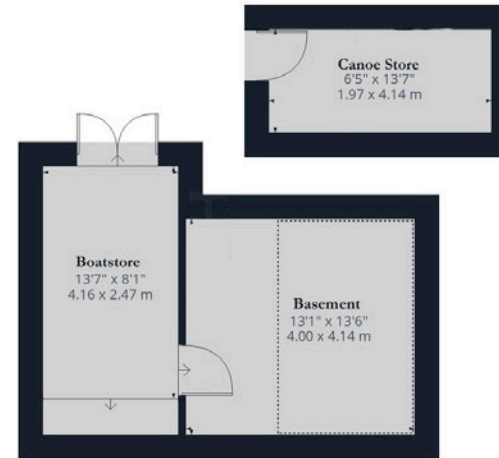
Fine Dining Restaurants

Fine dining Michelin 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 Stuart Shaw at the Idle Rocks, St Mawes.

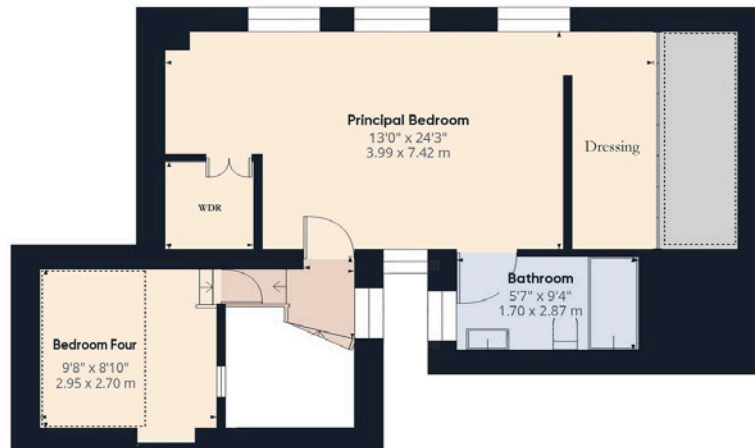




GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

Approximate total area⁽¹⁾

2174.83 ft²
202.05 m²

Reduced headroom

164.32 ft²
15.27 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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General Information

Services and Specifications: Mains water (metered), electricity and drainage (via a pump up to the mains sewer on Tredenham Road). Telephone point. Satellite Dish. Double glazed windows and doors. Electric heating via independent heaters.

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

Broadband: Ultrafast Fibre to the Premises. Openreach Predicted max download speeds: 1800 Mbps

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

Energy Performance Certificate Rating: E

Council Tax Band: H

Tenure: FREEHOLD.

Land Registry Title Number: Currently Unregistered.

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

Moorings in the Percuil River: Percuil River Moorings Ltd manages over 500 moorings in the Percuil River on behalf of its licensees. Mooring sizes range from 12 to 40 feet. For mooring loan availability and further information please visit their website.

Historical Note, Rights of Way, and Covenants: The majority of properties located on the eastern side of the village have historic neighbourly covenants dating back to the 1930's. Asgard was built in 1979 after our clients family purchased the building plot located in the garden of the neighbouring property called Polvarth. There are covenants between Polvarth and Asgard found in the conveyance of the sale of the building plot in October 1979. The drive leading up to the freehold parking area of Asgard is in the ownership of Polvarth where a contribution for its up keep and maintenance should be provided in return for full vehicular rights of way and access at all times. At the bottom of the garden, Asgard benefits for a right of way at any time over the path in the freehold ownership of Polvarth to allow access to the river.

Viewing: Strictly by appointment with H Tiddy.

Asgard

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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.

