



The Bay House

The Bay House

A distinctive stunning detached family residence of exceptional quality combining contemporary living with space, comfort and privacy, located in a grandstand situation capturing breathtaking panoramic sea and countryside views in this exclusive Cornish coastal village.

Accommodation Summary

Internal Floor Area: 4219 sq. ft. (391.10 sq. m.)

Plot Size: 0.60 of an Acre

Ground Floor

Entrance Porch, Entrance Hall, Dining Room, Lounge, Family Room, Kitchen, Utility Room, Dayroom, Bedroom 5, Walk-In Shower Room.

First Floor

Landing, Principal Bedroom with En Suite Bathroom with large Walk-In Shower, Guest Bedroom 2 with En Suite Bathroom and large Walk-In Shower, Bedroom 3 with En Suite Bathroom with large Walk-In Shower, Bedroom 4, Family Bathroom with Bath and Large Walk-In Shower, 29' Decked Balcony.

Outside

Parking Facilities, Extensive and Colourful Gardens, Garage, Large Storeroom, Boiler Room.



Introduction

Individual in its design and located in beautiful and private south-facing and relatively level landscaped gardens, as the property's name depicts, The Bay House offers captivating panoramic views that have to be experienced to fully appreciate. The vista extends from Summers Beach, Polvarth Point, the Percuil River with its yacht and boat moorings, the quaintness of St Mawes harbour, the beautiful countryside on the National Trust owned St Anthony Headland and Lighthouse and across to Falmouth Bay, the Manacles on the Lizard Peninsula and miles of open sea over the English Channel. On a clear day one can see for 50 miles or more!



The Bay House: A Brief Tour

The house has two private driveways, one located in front of the house, and the second driveway to the side which gives access to the detached garage and garden store.

Upon entering the reception hall from the porch initial impressions are of style and comfort with careful use of engineered bamboo-style flooring to the oak staircase, internal doors to the reception areas, bedroom 5 and walk-in shower / cloakroom with Villeroy and Boch sanitaryware.

Leading into the dining room, the property opens out into spacious open plan but cleverly zoned living areas, designed to maximise the fantastic views over the gardens, countryside and bay. The spacious lounge has a modern glass wood burning stove and large bi-fold doors opening onto the sun terrace and gardens. This extends onto the family room which has 4 sets of French doors opening onto the terrace. The room has open plan access to the dining room and the well-equipped and recently upgraded fitted kitchen. Due to the open plan zones it is possible to cook and dine in style whilst enjoying the beautiful vista or feel cosy overlooking the roaring wood-burning stove located in the lounge. An oak door leads to a laundry / utility room with washing machine and dryer and an American fridge freezer catering for larger households.

Extending to one side is a spacious day room which has an oak door back into the family room, quad-fold doors onto the sun terrace and built-in living flame electric fire. This room is perfect as a games / media / hobbies or fitness room. The views from this room and the wooden decked terrace are stunning of Summers Beach, Carrick Roads and out to sea. The decked sun terrace is perfect for outdoor dining and barbecues.



The Bay House: A Brief Tour

On the first floor are three spacious en-suite bedrooms, a private stylish family bathroom and walk-in shower serves the fourth bedroom. Three of the bedrooms have large patio doors opening out on to an extensive wooden decked balcony. All the bathrooms are fitted in Villeroy and Boch with modern tasteful tiling and fittings. The master suite is exceptional with its show-piece freestanding bath and spacious walk-in shower, carefully positioned to admire the beautiful views through its own patio doors on to the balcony which has an electric awning and is the perfect area for relaxation whilst taking in the breath-taking panoramic sea and headland views.

The landscaped gardens have well-tended lawns and rockeries that offer a choice of areas to sit and relax. The bottom area of garden is laid to lawn and is ideal for football, cricket and simply sunbathing!





Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 550 yards. Summers Beach: 850 yards. 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.

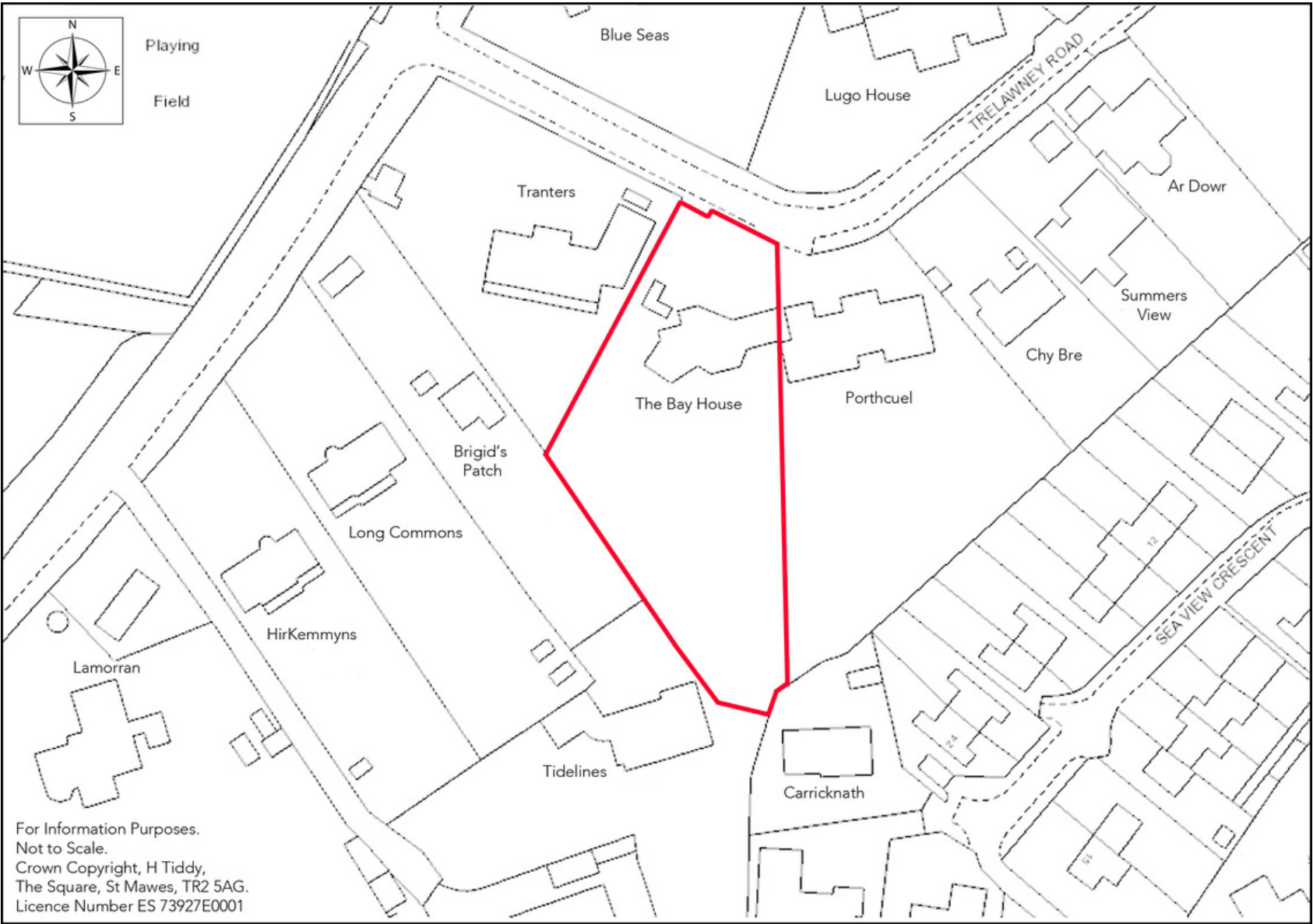
Cornwall

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 a number of 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.

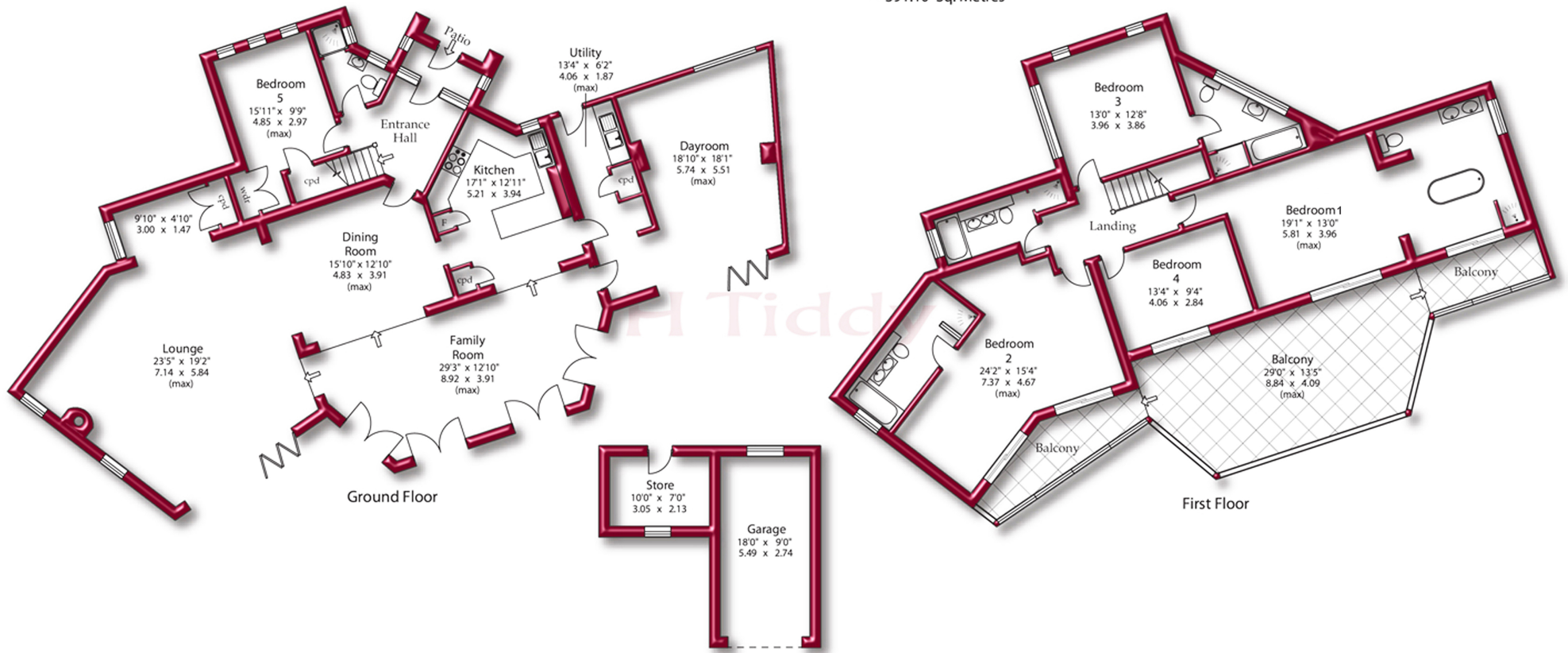




Playing
Field

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Approx Gross Internal Floor Area = 4219 Sq. Feet
= 391.10 Sq. Metres



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The Bay House

Trelawney Road
St Mawes
Cornwall
TR2 5BU

General Information

Services and Specifications: Mains water, electricity and drainage. Television and Satellite points. Oil fired central heating. Electric under-floor heating to Bathrooms.

Ofcom Mobile Area Coverage Rating : Good to OK.

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: CL51274.

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

Planning Permission: Under planning application PA11 / 02482, there is a lapsed planning permission for a spiral staircase to connect to the balcony from the gardens.

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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