



Clouds



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A 3 bedroomed, 2 reception detached bungalow residence, with captivating water and countryside views, located in a sought-after residential cul-de-sac, around 450 yards from shops, restaurants, beaches and sailing facilities. This well-presented coastal property has south facing surrounding gardens and parking facilities including a connecting double garage.

Accommodation Summary

Internal Floor Area: 1816 sq ft (168.34 sq m)

Plot Size: 0.22 of an acre

Inside

Entrance Porch, Reception Hall, Spacious L-Shaped Lounge, Dining Room, Kitchen, Utility Room, Separate WC, Inner Hall, Cloakroom WC, 3 Double Bedrooms, Bathroom with separate shower cubicle and WC. Connecting Double Garage.

Outside

Outside: Surrounding Gardens with Sun Terraces and Parking Facilities, Greenhouse.



Description

This well-presented, light and airy bungalow is warmed by oil fired central heating where a new boiler has been recently installed. Windows and doors are double glazed. A convenient footpath, found on the opposite side of the road, leads to Carrick Way and then Hillhead, thus meaning the shops, beaches and wide range of village amenities are about 450 yards away. There is also a bus stop around 250 yards from the property.

This easy to maintain bungalow was built in the early to mid 1970's by one of the area's most reputable firms. It is suited towards the retiring or family buyer looking for a permanent residence or holiday home which offers stunning sea and coastal views with the added benefit of being within walking distance of daily amenities. The property is located in arguably one of the best positions in this sought after residential cul de sac.

The Views

The property has magnificent panoramic views which encompass the Percuil River, Place Manor, St Mawes village and outer Harbour, St Anthony National Trust owned headland, Falmouth Bay with the Lizard Peninsula and open sea beyond.



Clouds: Internally

(About 1816 sq.ft (168.34 sq.m) including Garage)

A principal room is the large L-shaped Lounge which has an open fireplace, sliding patio doors to a sun terrace and an arch to an open plan Dining Room. The fitted Kitchen leads on to the Utility Room which has an informal entrance door plus access to the connecting Double Garage with a separate WC. Two of the three double Bedrooms have built in wardrobes and the Bathroom comprises white suite with a separate shower cubicle. Off the Hall is a Cloakroom WC. The Lounge, Dining Room and two of the Bedrooms have beautiful sea views.

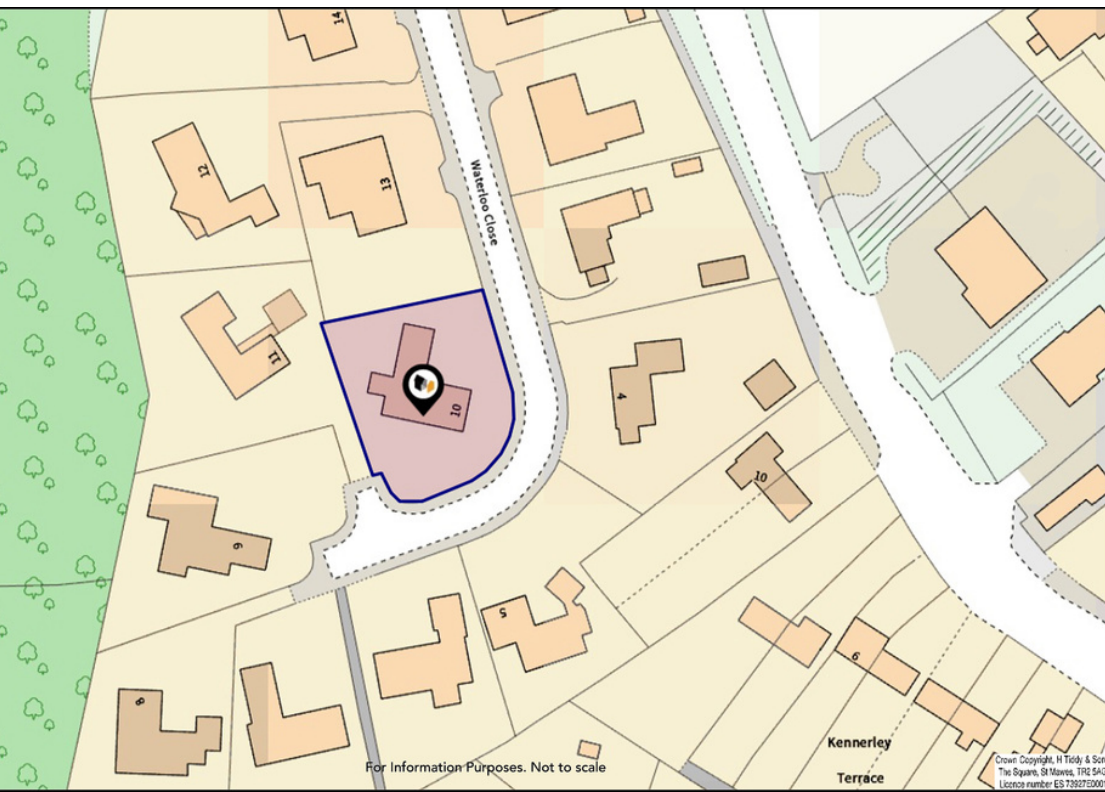




Clouds: Externally

(Plot Size: circa 0.22 of an Acre)

The landscaped gardens mainly surround the property to the east, south and west. For ease of maintenance, the gardens are mainly laid to lawn with mature shrub borders. Main features include a south facing sun terrace and a south and west facing, relatively private side garden, bordered by a recently planted griselinia hedge, and featuring a raised sun terrace with greenhouse and glorious harbour, sea and headland views. This area also attracts the afternoon and evening sun. To the front, there is parking for 3 / 4 cars.



Location Summary

(Distances and times are approximate)

Village Centre and harbour-side: 450 yards (via footpath). Bus Stop (Truro to St Mawes): 250 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.

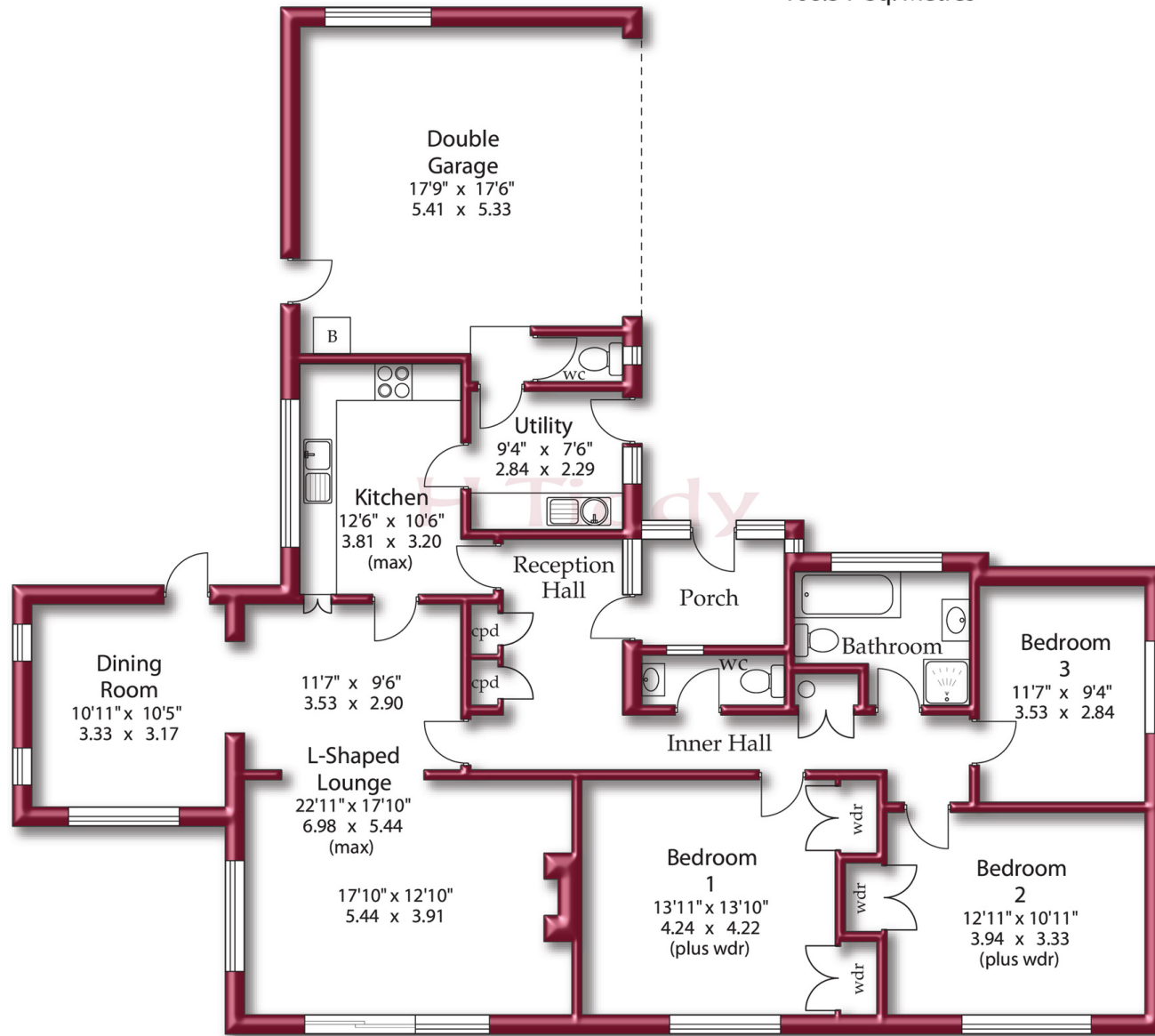
Fine Dining Restaurants

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 Matt Haggath at the Idle Rocks, St Mawes.



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Approx Gross Internal Floor Area = 1816 Sq. Feet
= 168.34 Sq. Metres



For illustrative purposes only. Not to scale.

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10 Waterloo Close
St Mawes
Cornwall
TR2 5BD

General Information

Services and Specifications: Mains water, electricity and drainage. Telephone Point. Television and Satellite points. Oil Fired Central Heating System to Radiators (new Boiler recently installed).

NB: The electrical circuit, appliances and heating system have not been tested by the agents.

Energy Performance Certificate Rating: E

Council Tax Band: G

Ofcom Mobile Area Coverage Rating: Good with the majority of providers.

Broadband: Superfast FTTC 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.

Tenure: FREEHOLD.

Land Registry Title Number: CL177417

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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St Mawes
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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'.

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H Tiddy