



Brantfield

## Brantfield

*Perhaps one of the finest west-facing views and glorious sunsets Cornwall has to offer is from this detached coastal house, nestled in a grandstand position, overlooking the beautiful St Just in Roseland Church and creek to the mile-wide waters of the Carrick Roads (Fal Estuary).*

## Accommodation Summary

**Gross Internal Floor Area:** 2,815.95 sq ft (261.61 sq m).

### Ground Floor

Entrance Porch, Reception Hall, Cloakroom / WC, Lounge, Dining Room, Kitchen / Breakfast Room, Conservatory, Utility Room, Games / Hobbies / Storage Room, Boiler Cupboard, Side Porch / Sun Room, Connecting Double Garage.

### First Floor

Landing, Airing Cupboard, Principal Bedroom with Double Wardrobe and En-Suite Shower Room, Guest Bedroom with Double Wardrobe and En-Suite WC, Double Bedroom Three, Family Bathroom, Double Bedroom Four with Double Wardrobe.

### Outside (Plot Size: 0.33 acres)

Driveway Parking, Side Access, Rear Gardens comprising Sun Terraces, Tiered Lawns inter-linked by steps with mature hedges and shrubs dispersed, Part Natural Wooded area.



## Introduction

This spacious two storey detached coastal home is believed to have been built in the very late 1980's and has not seen the open market for 33 years. In the early 1990's the present double garage was added and the original one became the current Hobbies / Store Room. 10 to 15 years ago a conservatory was built to the rear with access from the Kitchen.

The house is carefully designed to allow all principal reception rooms to enjoy the breath-taking views. On the first floor is a spacious landing and four double bedrooms which all capture the superb views. Two of the bedrooms have en-suite facilities and a family bathroom serves the remaining two bedrooms.



## Description

The property is in need of modernisation which has been factored in the marketing guide price. There is potential to extend or re-configure, subject to any relevant planning consents. The west facing gardens at Brantfield approach one third of an acre and are relatively private being enclosed by mature hedging.

There is a sunny patio terrace out from the main lounge and conservatory, perfect for relaxing, barbeques and alfresco dining whilst admiring the vista and the glorious sunsets in the evenings. The gardens drop down in a series of terraces culminating in a woodland area, perfect for those who could potentially landscape to create more sitting areas or allow to grow for more of a natural look. With no onward chain an appointment to view is advised.





## The Views

Mere photography does not do justice to the beautiful views. It is rare to find a property with such uninterrupted views across different aspects of the coast including the well regarded and beautiful sub-tropical gardens of St Just Church.

The inspiring views span out over the historic creekside church to St Just Creek, including the bar and boat yard, before stretching across the mile-wide waters of the Carrick Roads from the Fal estuary all the way to Mylor Harbour and Restronguet Creek. You can also see across towards Falmouth and Penarrow Point and out to far reaching rolling Cornish countryside; a true panorama of mixed and ever-changing scenery you will never get tired of looking at.



## Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes: 175 yards. St Just Church and Cafe: 0.4 miles. St Just (Pasco's) Boatyard: 0.6 miles. St Mawes village centre: 1.9 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3.1 miles. Pendower Beach: 4 miles. Truro (via ferry): 8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

## Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an 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.

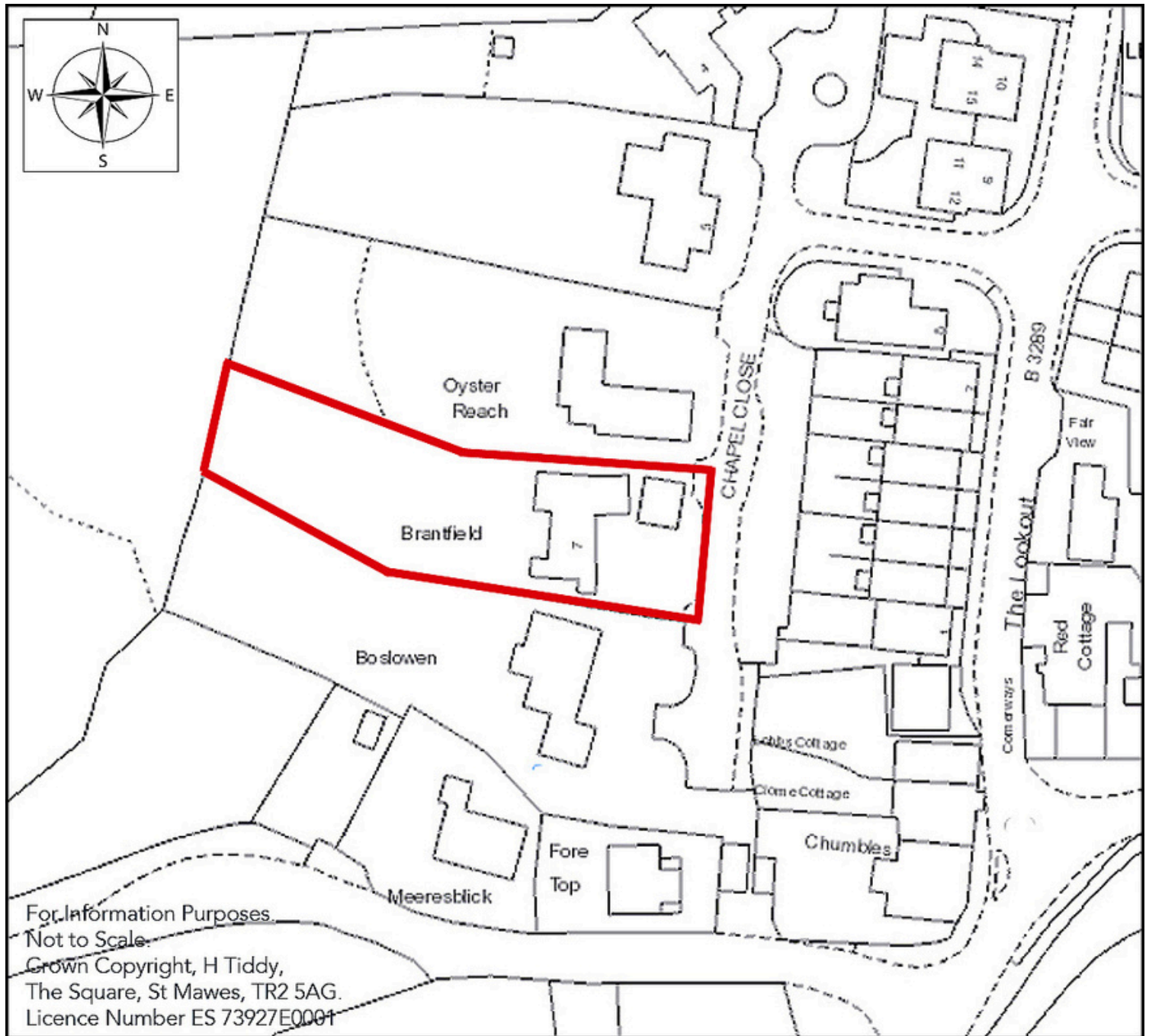
## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). 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.

## Cornwall

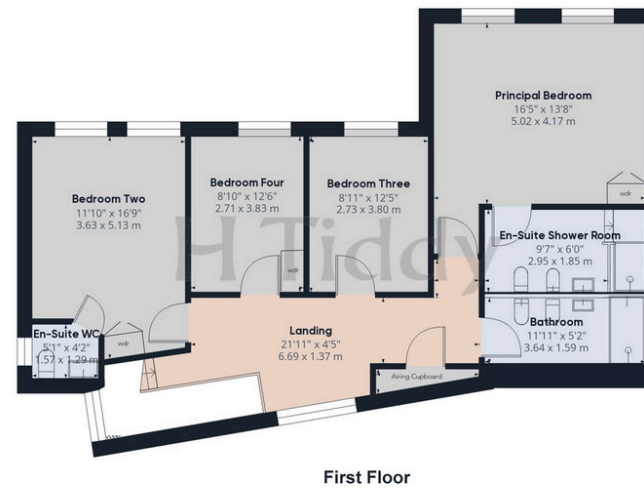
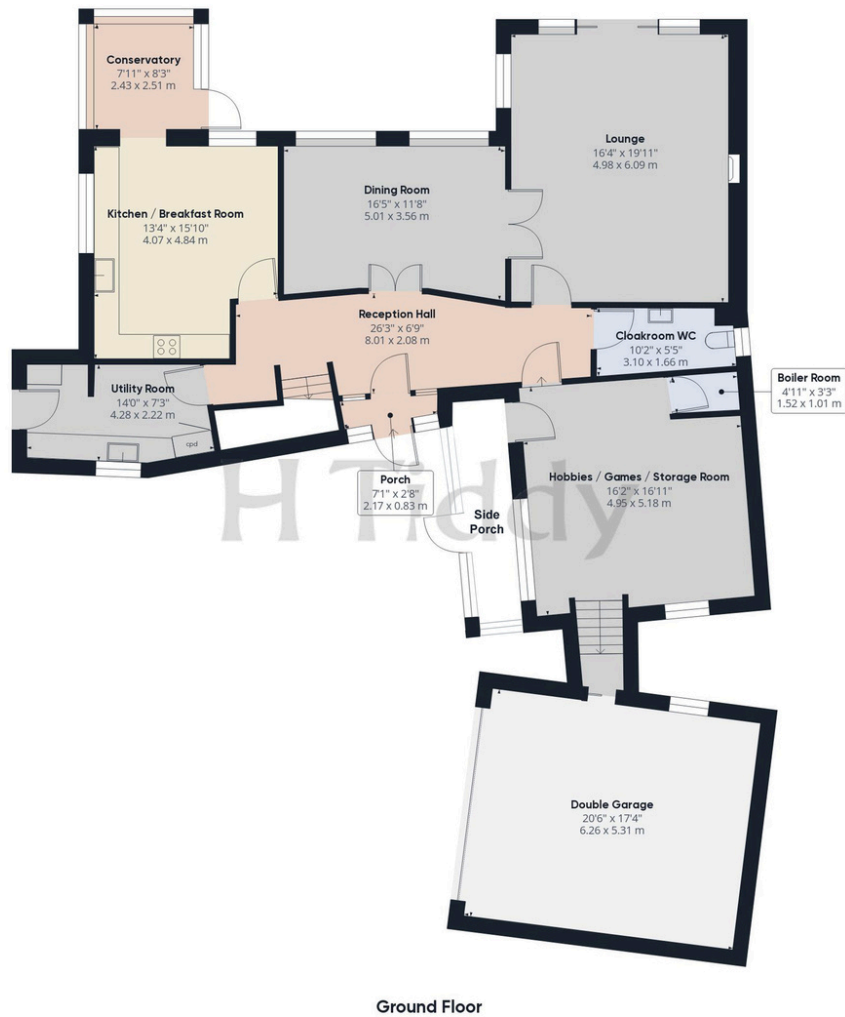
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske).





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**Approximate total area<sup>(1)</sup>**

2815.95 ft<sup>2</sup>  
261.61 m<sup>2</sup>

**Reduced headroom**

0.32 ft<sup>2</sup>  
0.03 m<sup>2</sup>

(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.

## General Information

**Services and Specifications:** Mains water, electricity and private drainage. Oil fired central heating. Double glazed windows and doors.

**Energy Performance Certificate Rating:** F

**Council Tax Band:** G

**Ofcom Mobile Area Coverage Rating:** Likely for Vodaphone and O2, Ok for EE and Three.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 65 Mbps; Standard 24 Mbps.

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

**Tenure:** Freehold.

**Land Registry Title Number:** CL50400.

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

## Brantfield

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St Just in Roseland  
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## H Tiddy Estate Agents

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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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