



Porthcuel



Porthcuel

Modernised, extended and remodelled to luxury specifications around eleven years ago, this exceptional marine residence captures spectacular sea, harbour, bay and countryside views, and is located within beautiful private landscaped gardens around 550 yards from the exclusive St Mawes waterfront.



Accommodation Summary

Internal Floor Area: 3763.85 sq. ft. (349.67 sq. m.)

Plot Size: Half an Acre

Ground Floor

Galleried Reception Hall, Cloakroom WC, Living Room, Dining Room, Open Plan Kitchen with Pantry, Sitting Room, Principal Bedroom with Study, Dressing Room and En-Suite Bath / Shower Room, Bedroom Three with En-Suite Shower Room.

As part of the main dwelling or utilised as a self-contained

annexe: Connecting Side Hall, Prep Kitchen / Utility, Shower Room WC, Reception/Studio/Games Room.

First Floor

Galleried Landing, Guest Bedroom Two with En-Suite Shower Room, Family Bathroom serving Bedrooms Four and Five.

Lower Ground Floor (at garden level)

Workshop with window, Garden Store Room.

Outside

Connecting Garage. Paved Parking Forecourt. Colourful Mature Rear Gardens and 60ft Sun Terrace.



Introduction

Some of the best and most sought-after locations in St Mawes are found on the western / Castle side of the village, where Porthcuel enjoys a grandstand elevated position. Set in easily managed landscaped mature gardens, extending to around half an acre, magnificent panoramic views are enjoyed over the Percuil River over the picturesque St Mawes Harbour, the countryside along the part wooded St Anthony National Trust owned Headland, across Falmouth Bay towards Lizard Point and out to the open sea. Both winter and summer, every day offers a changing scene as well as a wealth of marine and wildlife activity.



Introduction

Porthcuel was originally built in the 1948 as a substantial character 3 bedroom detached single storey residence. A detached annexe found on the western side of the property was added at a later date. Purchased by our client in 2010, a planning application was submitted in 2011 and was granted in February 2012. The planning permission granted extensions on the ground floor, build upwards to a first floor plus a remodel of the existing bungalow to include combining the garage and annexe into one building.

From the outset, it was essential to our client to retain the character of the original dwelling. In addition, the inclusion of sustainable improvements was integral to the design proposal in providing modern and functional areas to increase the interaction with the beautiful gardens and exceptional coastal views whilst offering the flexible family accommodation as seen today.

The versatile family sized accommodation offers a balance of 5 bedroom, 4 reception, and 5 bath / shower rooms specifically designed to accommodate visiting multi-generational family and friends. Located via a connecting inner hall, on the western side of the property, the large annexe is used as a hobbies / studio space by the current owner but has the flexibility to be used as a games room, additional reception room or as self-contained accommodation for dependent relatives, an au pair / nanny or could also provide a potential letting income.

Facing a few degrees off south, the property is located within 750 yards of St Mawes Castle. Approximately 170 yards from the property is a footpath and scenic National Trust owned land with coastal walks along Carrick Roads opposite Falmouth to the pretty creekside Church in St Just in Roseland. A good range of village amenities and St Mawes harbour are only about 550 yards away from Porthcuel and offer an excellent choice of shops, cafés, fine dining restaurants, pubs, beaches, and excellent sailing and water-sport facilities.

In summary, suiting the permanent family or holiday home or a retiring buyer, this unique prime coastal residence has to be viewed internally to fully appreciate its true qualities.



Porthcuel

Initial impressions upon entering the impressive reception hall, with its galleried landing and featured staircase, are of a light filled property with exceptional specifications. Maintaining an aura of maturity from its origins as a Somerset Maughan style villa, Porthcuel is equipped with quality modern and contemporary specifications within its spacious open plan but well zoned living and bedroom areas. This comfortable and flowing family sized home is also perfectly manageable for a couple which has been architect designed to take maximum advantage of the amazing views enjoyed on both the ground and first floors.

The ground floor offers a perfect balance of formal and informal living spaces where three individual reception rooms, the living room, sitting room with its traditional open fireplace, and dining room flow into the kitchen which incorporates a walk-in pantry. On the eastern wing, off the main reception hall, the featured principal bedroom suite captures the inspiring views and comprises a large bedroom, study/ sitting room, a dressing room and large en-suite bathroom with separate shower. There is also a spacious guest bedroom with a stylish ensuite shower room.

On the western wing, off the main kitchen / dining room, is an inner hall which has an independent informal front access door. The hall connects to the garage and flows to a rear door to the south facing gardens. It also provides access to the annexe with its secondary prep kitchen / utility room, a fourth reception room which is currently used as a hobbies / day room and a connecting door to a shower /wet room. By simply locking the internal door into the main house, this whole area can be utilized as a self-contained annexe.



Porthcuel

A large 60 foot sun terrace expands along the length of the southern elevation of the property allowing alfresco enjoyment of the magnificent coastal views. Large sliding doors provide access to the terrace and wonderful gardens.

On the first floor, located off the galleried landing, an amazing en-suite guest bedroom benefits from triple aspect windows offering a lookout to capture the all-day grandstand coastal views. Upstairs also comprises two more double bedrooms, both featuring differing coastal views and served by a family bathroom.

On the lower ground floor, located externally from the gardens is a covered under-croft area which has access to a garden room / store plus a basement room / workshop with a window to the gardens.

The Gardens

Located behind a Cornish wall and a grass verge is a paved parking forecourt providing ample provision for visitors and guests as you enter the property from Trelawney Road.

Porthcuel's seaward south facing rear gardens are around half an acre and are a particular feature of the property. The gardens are well stocked with intermittent areas of lawn with hidden areas for privacy and shelter.

The gardens offer an array of colour and beauty. The good variety of established plants and shrubs include: rhododendron, camellia, hydrangea, roses, fig tree, azalea, bottle brush, fruit trees, wisteria, clematis, and honeysuckle to name but a few. There is also an orchard area with two apple trees to the eastern side.





Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 550 yards. St Mawes Castle: 750 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. Both the Idle Rocks Hotel with its stunning views and Olga Polizzi's Hotel Tresanton add a touch of luxury to eating out. The village has superbly varied and accessible sailing waters and an active sailing club.

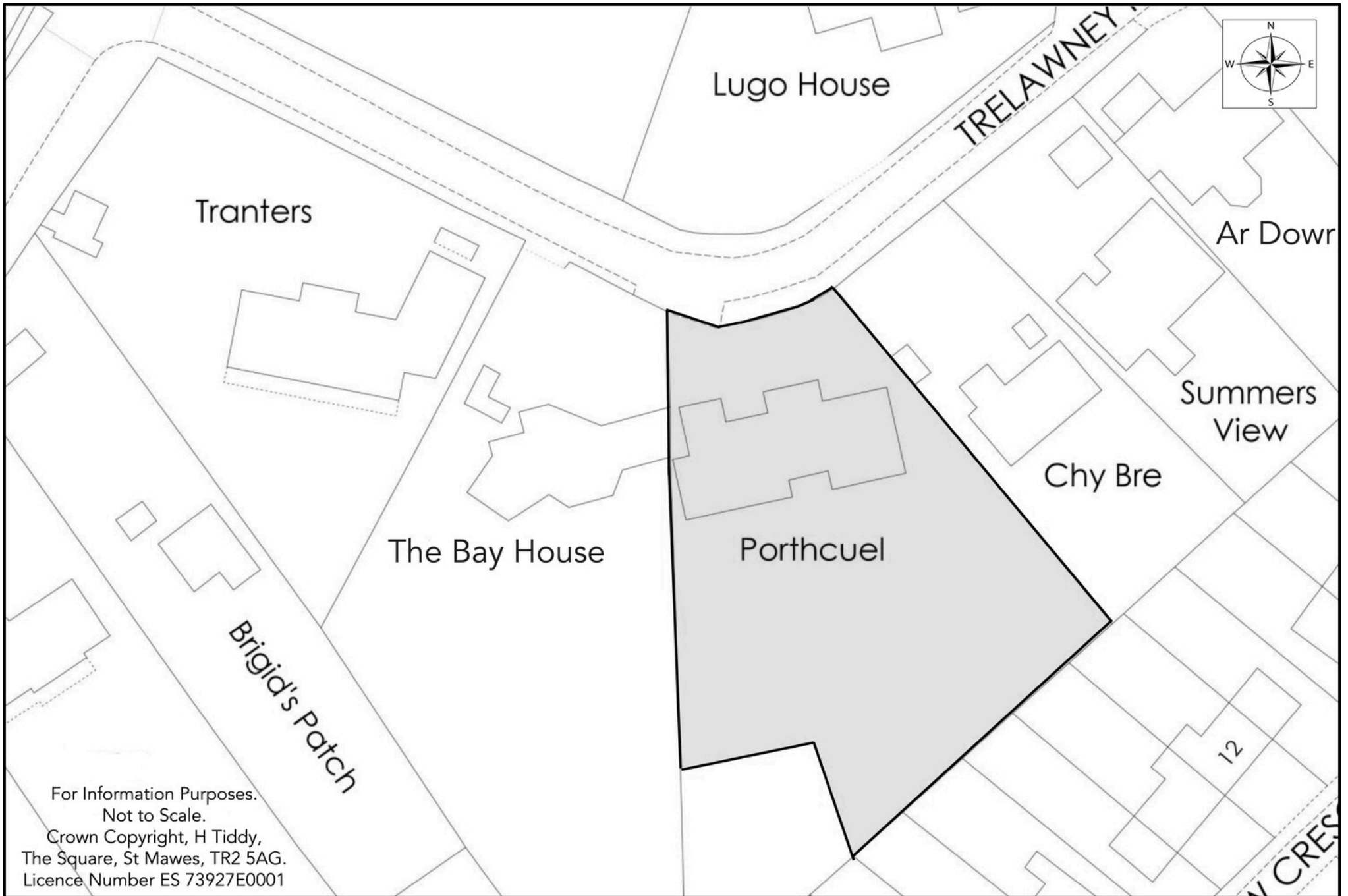
Cornwall

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).

Fine Dining Restaurants

On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans. Other 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).







Lower Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3763.85 ft²

349.67 m²

Reduced headroom

12.96 ft²

1.2 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.

GIRAFFE 360

Porthcuel

Trelawney Road
St Mawes
Cornwall
TR2 5BU

General and Material Information

Services and Specifications: Mains water, electricity and drainage. Television and satellite points. Double glazed throughout. Oil fired under floor central heating on the ground floor. Hot water to towel rails and to radiators on the first floor. Photovoltaic & Solar thermal panels acting as collectors to provide additional hot water and electricity.

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

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: CL277218.

Relevant Planning Permissions: Under planning application PA11 / 10043, permission was granted for ground and first floor extensions and remodelling of the original 1940's bungalow. An amendment to alter the window heights on the first floor was granted in 2012 as per the layout of property as seen today.

Viewing: Strictly by appointment with H Tiddy.

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.



H Tiddy