



Porthcuel

H Tiddy

Porthcuel

Set on the desirable Castle side of St Mawes, Porthcuel occupies a commanding position with panoramic views sweeping across the St Mawes Yacht Harbour, Falmouth Bay and beyond to the open sea. Beautifully extended to luxury standards just over a decade ago, this exceptional marine residence combines classic charm with contemporary style—all nestled within tranquil landscaped gardens just a short stroll from the waterfront, and is being sold with no onward chain.

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.



Step Inside

From the moment you enter the striking galleried reception hall, Porthcuel impresses with its light-filled interiors, graceful proportions, and high-specification finishes. Originally built in 1948, this former Somerset Maugham-style villa was transformed under the careful guidance of its current owner to create a highly versatile, multi-generational home that celebrates the spectacular scenery at every turn.

The principal ground floor living areas are designed for effortless flow, with a formal living room, dining room and sitting room all connecting seamlessly to a beautifully appointed kitchen featuring a walk-in pantry. Large sliding doors open to the expansive sun terrace, ideal for entertaining or quiet reflection with the sea as your backdrop.

The eastern wing is home to an indulgent principal suite with its own study/sitting room, dressing room, and a large en-suite bathroom with separate shower. A second en-suite guest double bedroom also lies on this floor.

On the western side of the house, a separate entrance leads to an inner hallway, prep kitchen/utility room, shower room and a generous multi-use double-height studio. This entire wing can be easily adapted into a self-contained annexe—perfect for visiting family, an au pair, or as potential income accommodation.

The first floor offers a further three double bedrooms. One is a standout guest suite with triple-aspect windows showcasing sweeping coastal vistas, while the other two share a stylish family bathroom and enjoy individual outlooks over land and sea.

At garden level, accessible externally, you'll find a workshop and garden store, and a large undercover storage space.



The Gardens & Setting

The landscaped rear gardens stretch to approximately half an acre, offering a south-facing suntrap filled with colour, scent and seasonal interest. Thoughtfully planted and gently sloping, they include a rich mix of rhododendrons, hydrangeas, camellias, roses, and fruit trees in a small orchard. Hidden pathways and sheltered seating spots add to the sense of privacy and peace.

The approach is equally welcoming, with a paved forecourt behind a Cornish stone wall providing ample guest parking for at least four cars.



The Location

Discreetly tucked away yet moments from the heart of St Mawes, Porthcuel enjoys a rare combination of seclusion and convenience. St Mawes Castle is a short stroll away, while nearby footpaths connect you to National Trust countryside and the picturesque coastal walk to St Just in Roseland. The village centre—with its excellent sailing facilities, boutique shops, pubs, cafés, and acclaimed dining options—is just a five-minute walk away.

In Summary

Beautifully extended, tastefully appointed, and positioned to soak up some of Cornwall's finest coastal views, Porthcuel offers an outstanding opportunity for those seeking a permanent home, elegant retreat, or multi-generational living in this cherished village. Internal viewing is essential to appreciate the space, flexibility and lifestyle on offer.







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.

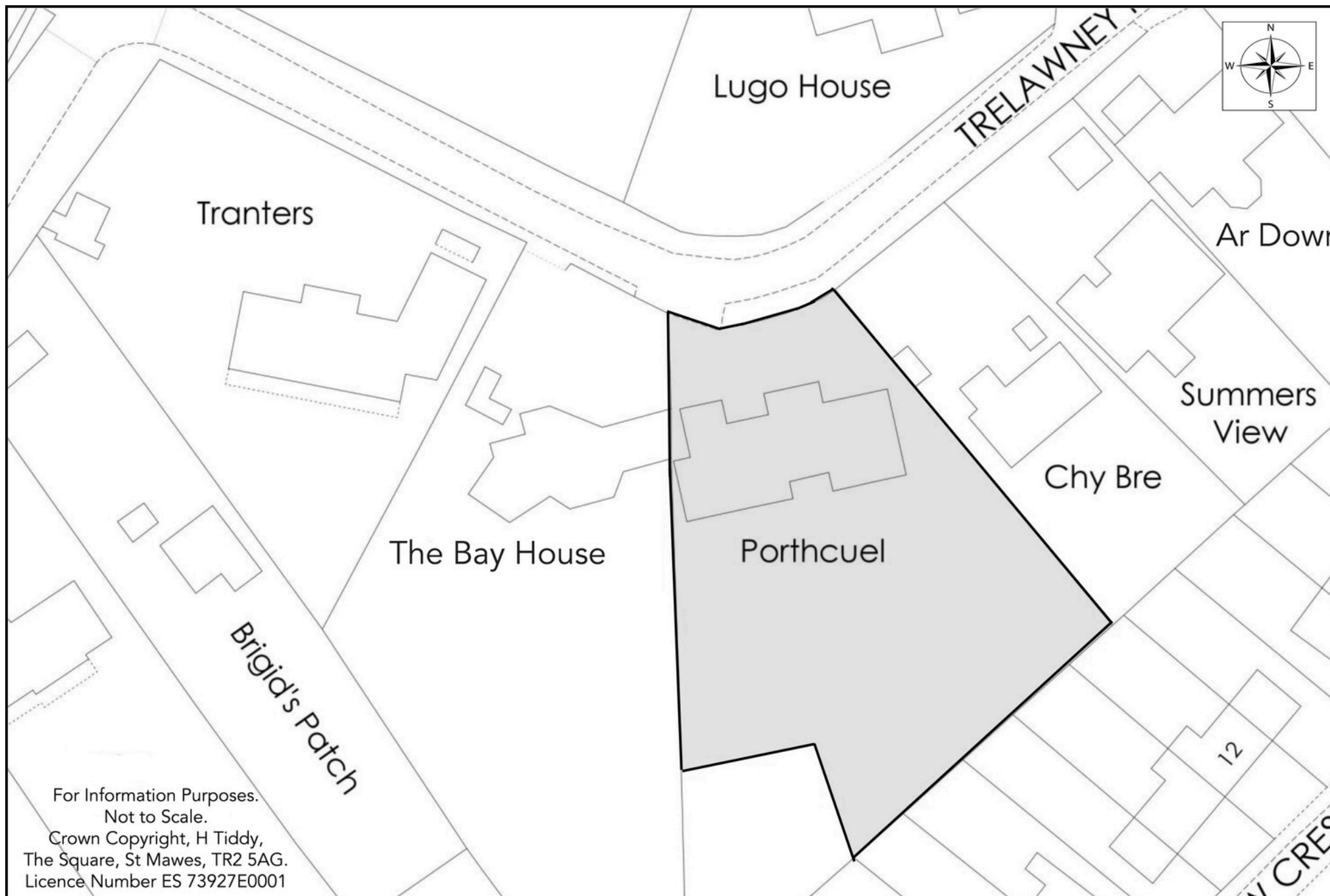
Cornwall

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

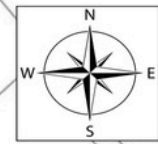
On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans. Other fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock).





Lugo House

TRELAWNEY



Ar Dower

Tranfers

Summers View

Chy Bre

The Bay House

Porthcuel

Brigid's Patch

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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 Vodafone.

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'.

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