



New Lodge

H Tiddy



## New Lodge

*An exciting and rare opportunity to acquire a stylish and exemplarily presented contemporary family sized waterfront residence with landscaped gardens and parking facilities, located in a prime front row position, opposite the slipway to Summers Beach and within a relatively level 500-yard walk to shops and restaurants.*

## Accommodation Summary

Internal Floor Area: 1,650.35 sq. ft. (153.32 sq. m.)

### Ground Floor

Reception Hall with Study Area, Open Plan Kitchen / Dining Room, Living Room with Sun Terraces front and rear, Utility Room, and Shower Room.

### First Floor

Landing, Two Double Bedrooms, Family Bathroom with separate Walk-In Shower, Principal Bedroom with En-Suite Shower Room, Bedroom Five / Media Room.

### Second Floor

Landing, Guest Bedroom Two, and Bathroom.

### To the Front

Decked Southwest Facing Sun Terrace, Parking Facilities for at least two to three cars.

### To the Rear

Enclosed Dining Patio, Kayak Store, Outside Shower, Timber Shed, Two Garden Areas laid to lawn with mature shrubs dispersed.





## Introduction

Standing proudly on the sought after and exclusive St Mawes waterfront, New Lodge was purchased by the current owners around 12 years ago from a family who had owned the property for approximately 40 years. In 2013 planning permission was granted and building works then commenced shortly thereafter to modernise, extend and re-model the property to exceptional standards of quality with an emphasis on comfort and luxury as seen today. Epitomising coastal living with its elegant façade and captivating water and countryside views, this south west facing waterside retreat is beautifully designed in neutral tones to enhance the vista and alfresco enjoyment spaces within, all complimented by a welcoming ambience and an abundance of natural light.





## The Views

The amazing views encompass Summers Beach, the Percuil River with its yacht and fishing boat moorings, Place Manor across the river, the part wooded Amsterdam and Carricknath Points on the National Trust St Anthony headland, St Mawes outer harbour with more yacht moorings, Falmouth Bay (with its visiting cruise liners and superyachts) and across it to the Helford River and Lizard Peninsula sweeping round to the Carrick Roads (Fal Estuary), Pendennis Castle in Falmouth, and St Mawes Castle, Harbour and village. The harbour and bay are a hive of marine activity all year round.





## New Lodge

Upon stepping into the Entrance Hallway, one is drawn to a bespoke staircase, with a modern glass balustrade, plus a perfectly placed Study Area with feature window to admire the water views. Quality 'Dinesen Douglas' flooring runs throughout the living spaces.

The open plan chic modern fitted kitchen with integrated appliances overlooks the rear gardens and is zoned by a breakfast bar to a sophisticated Dining area which soaks up the stunning views via a featured Bay window. Off the kitchen is a spacious Utility / Boot Room and contemporary downstairs shower room.

The Living Room flows from the Dining room. Bi-folding doors optimise the sea views and provide access to the sun deck for alfresco entertainment and relaxation. At the opposite end of the room are French doors which lead to the rear garden for those looking for a change of scenery that is equally the perfect space for children to play on the lawn. A wood burning stove adds a focal point in the centre of the room.

Heading upstairs, on the first floor is a Principal Bedroom with a luxury En-Suite Shower Room and magnificent coastal views plus two further double Bedrooms (one with sea views, the other overlooking the rear garden) which are served by a tasteful Family Bathroom with separate Walk-In Shower and a Bedroom Five / Media Room, again with the beautiful views.

On the second floor is a landing area, Guest Bedroom with outstanding panoramic sea and harbour views plus a bespoke Bathroom.













## Outside

New Lodge boasts an unusually spacious private parking area for at least 2-3 vehicles, which is a rarity for many waterfront properties located within a short walk of the village centre. The south west facing front gardens comprises a decked terrace and is an ideal spot for barbeques or sunbathing whilst looking out across swathes of agapanthus to the boats moored in the harbour, gently swaying and glistening in the Cornish sunshine.

To the rear, an enclosed and relatively private garden has ample room for children to play on the lawn. A spacious patio area is found off the living room, where you can relax or dine. By the rear door to the Utility Room is a handy outside shower, where salt and sand from the beach can be washed away before heading indoors.





## Location Summary

(Distances and times are approximate)

Summers Beach: Slipway 10 yards opposite. Rising Sun Public House: 500 yards.  
Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by rail.

## 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.

## Cornwall

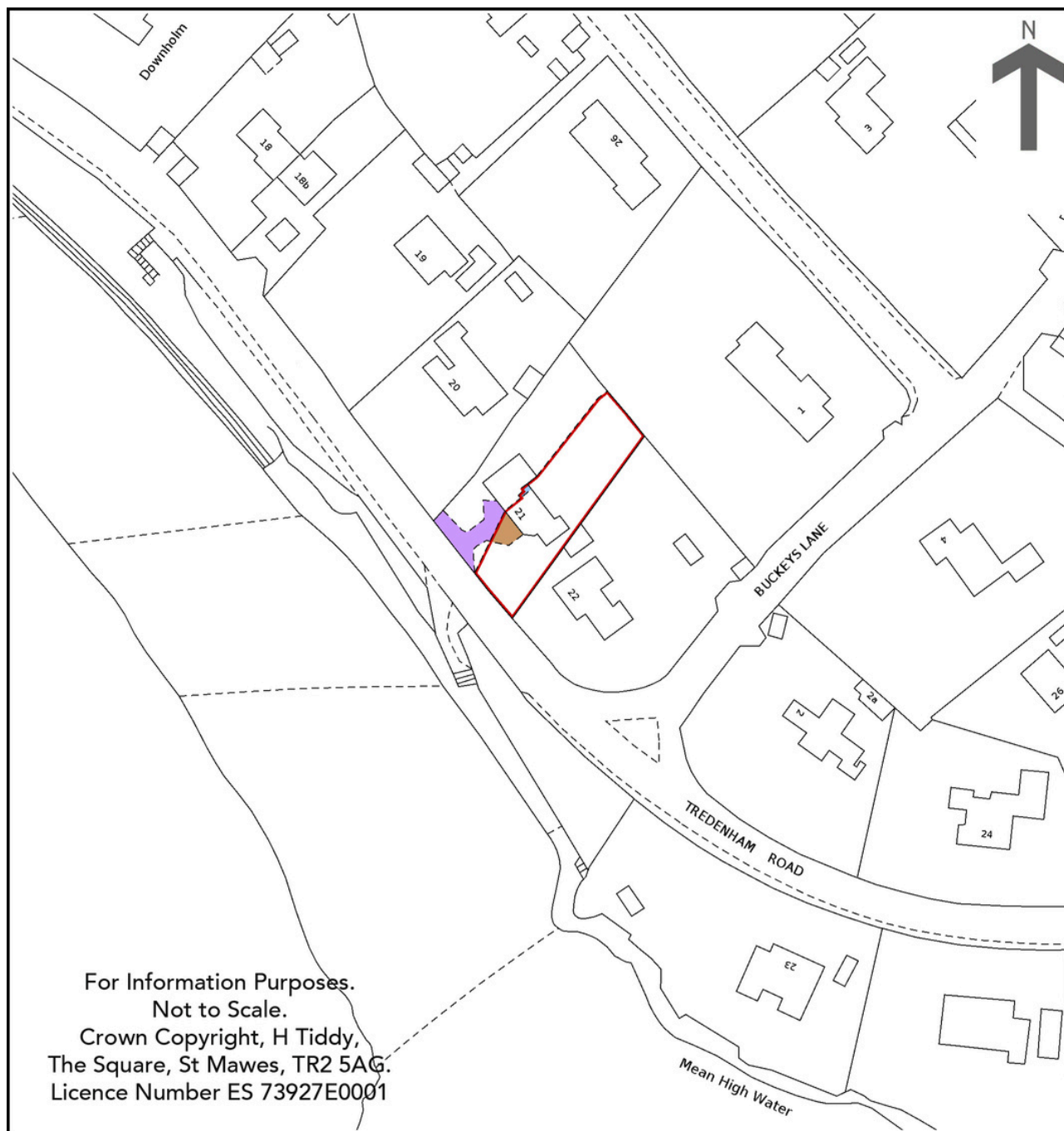
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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

## Fine Dining Restaurants

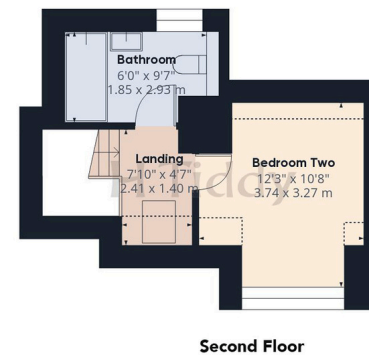
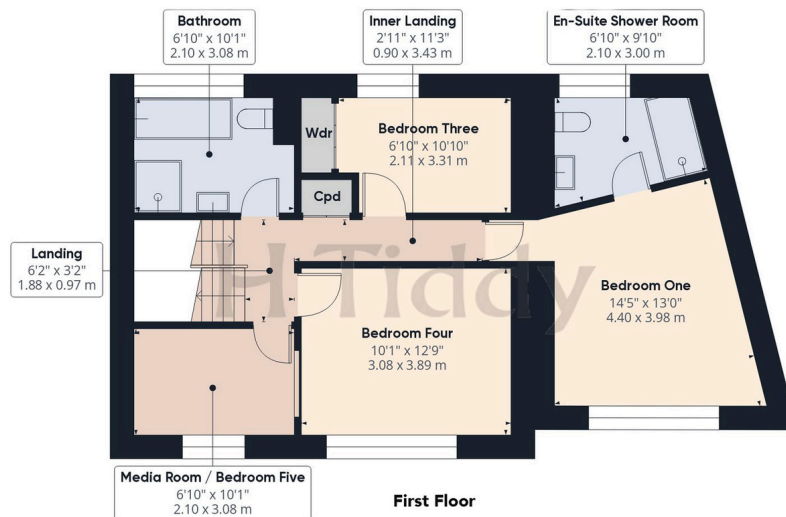
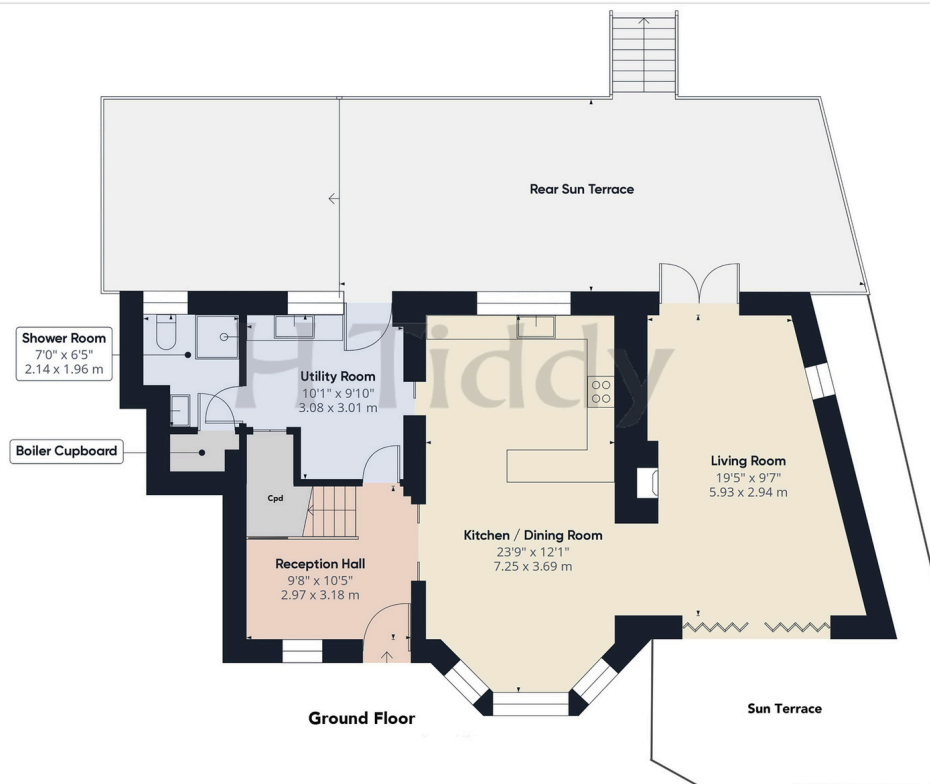
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard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











**Approximate total area<sup>(1)</sup>**  
1650.35 ft<sup>2</sup>  
153.32 m<sup>2</sup>

**Reduced headroom**  
23.63 ft<sup>2</sup>  
2.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## General Information

**Services:** Mains water, electricity and drainage. Oil fired central heating.

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

**Ultrafast Fibre to the Premises Broadband available:** Openreach predicted max download speeds: Ultrafast: 1600 Mbps; Superfast 76 Mbps; Standard 15 Mbps.

**GOV.UK Long-Term-Flood-Risks:** River/Sea: Very Low. 2040 to 2060: Low. Surface Water: Very Low. 2036 to 2069: Very Low.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** E

**Tenure:** Freehold.

**Land Registry Title Number:** CL253175.

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

**Viewing:** Strictly by appointment with H Tiddy. Please note the property is holiday let so viewings can only be arranged on changeover days during the weeks there are paying guests resident.

## New Lodge

Tredenham Road  
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Cornwall  
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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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**H Tiddy**