



Green Waters

H Tiddy



## Green Waters

*This immaculately presented five double-bedroom house is situated in one of St Mawes's most desirable positions, offering breathtaking views over the Percuil River and National Trust land beyond. The 1930s house has undergone extensive renovations and upgrades under the ownership of our clients, bringing a contemporary finish to an exceptional standard.*

## Accommodation Summary

Internal Floor Area: 3,338.86 sq. ft. (310.19 sq. m.)

Plot Size: 0.42 of an acres

### Ground Floor

Entrance Porch, Living Room with Open Fireplace, Kitchen with Hidden Pantry Cupboard, Dining Room, Shower Room, Utility Room, Gym with Sauna, Boot Room with access to Circular Wine Cellar.

### First Floor

Landing, Master Suite with Living Area, Balcony and En-suite Shower Room, Two Double Bedrooms, one with En-Suite Shower Room, Family Bathroom, Office/ Study Space, and Staircase rising to Second Floor.

### Second Floor

Generous Landing with Snug, Two Double Bedrooms, Family Shower Room, Storage Room.

### Outside

Driveway with Electric Gates providing Ample Parking, Pedestrian Gate with Slate Steps with Courtesy Lighting, Glass Balustraded Patio with Stunning Views to Front of Property, Rear Garden Laid to Lawn.





## Description

This luxury residence, located in one of the most prestigious areas of St Mawes, with one of the largest frontages, offers refined elegance, modern convenience, and breathtaking views over the Percuil River. Extensively remodelled, extended, and improved during our client's ownership, this property has retained its 1930s authentic core, yet combines traditional charm with modern living standards. To the left of the spacious entrance porch, guests are greeted by a characterful living room with an inviting open fireplace, perfect for cosy evenings and gatherings. There is a classically styled kitchen with both Rayburn and induction hob / combination oven and 3m granite topped island / bar from which to enjoy the views. The dining room provides a sophisticated setting for formal dining, with concertina doors to the terrace and an adjacent boot room that houses a unique spiral wine cellar—an extraordinary feature that adds a touch of distinction and ensures optimal wine storage (c2000 bottles). This level also includes a dedicated gym complete with a relaxing sauna, as well as a convenient shower room and utility room enhance everyday functionality.

On the first floor, the property continues to impress with a luxurious master bedroom suite. This suite includes a private living area, a balcony with magnificent views, and an en-suite shower room. The floor also features two additional double bedrooms, one of which has its own en-suite shower room, providing comfort and privacy for family members or guests. A stylish family bathroom serves this level, and a designated office space offers an ideal environment for productivity and remote work. A beautifully crafted staircase ascends from this floor to the second level.

The second floor opens onto a generous landing, leading to two further double bedrooms, each tastefully appointed to enhance relaxation and privacy. A family shower room and an additional storage room complete this level, ensuring ample space for all lifestyle needs.





## Outside

Outside, this home is equally impressive. The expansive driveway, accessible through electric gates, provides ample parking, while a pedestrian gate with slate steps and courtesy lighting adds an inviting touch. The glass-balustraded patio leading directly off the living room, dining room and front of the property presents stunning views, making it an ideal spot to enjoy the natural beauty of the surroundings. The rear garden, meticulously laid to lawn, offers a private sanctuary for outdoor leisure. Planning permission has been granted to build a detached double garage, adding yet another layer of convenience and value.

## Summary

Nestled in the exclusive village of St Mawes with sweeping views over the Percuil River, this luxurious residence blends classic elegance with modern sophistication, offering a truly elevated lifestyle. Positioned within a short, level walk to the village centre, this home combines the best of convenience, privacy, and luxury in one of Cornwall's most desirable coastal locations.

















## Location Summary

(Distances and times are approximate)

Village harbourside: 0.5 miles. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

## 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 VIII. 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 a 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

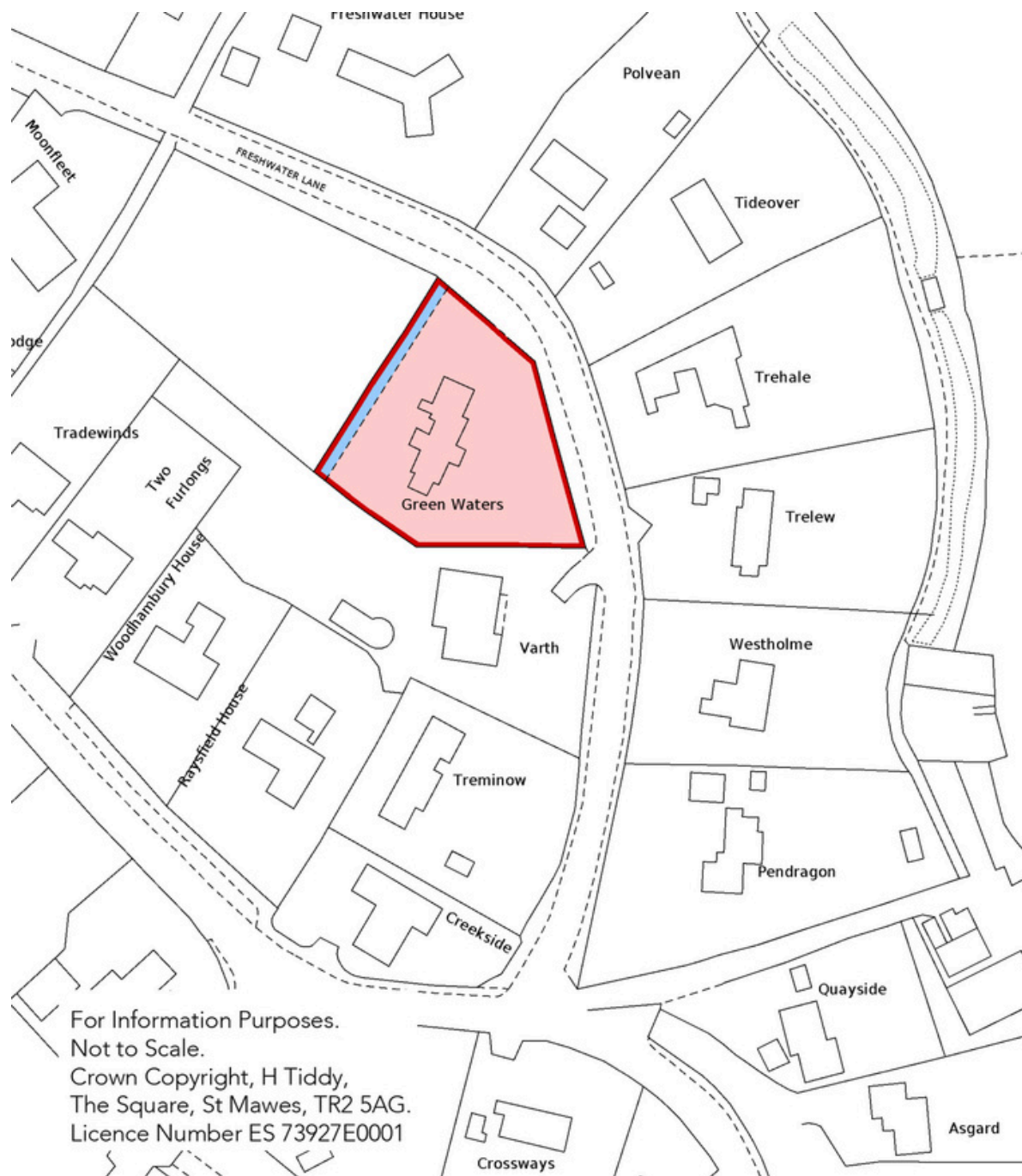
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treリスケ). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

## 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.











Ground Floor



Floor 1



Floor 2

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

3338.86 ft<sup>2</sup>

310.19 m<sup>2</sup>

## Balconies and terraces

87.94 ft<sup>2</sup>

8.17 m<sup>2</sup>

## Reduced headroom

229.61 ft<sup>2</sup>

21.33 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 are based on RICS IPMS 3C standard.

GIRAFFE 360



## General Information

**Services and Specifications:** Mains water, electricity and drainage. Electric heating. Underfloor heating throughout. Telephone and television points.

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

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 64 - 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:** CL302136.

**Relevant Planning Permissions:** PA23/05525 for detached garage.

**Covenants:** The majority of properties located on the eastern side of the village have historic neighbourly covenants dating back to the 1930s. For further information, please contact H Tiddy.

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

## Green Waters

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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**