



Spinnaker Drive

H Tiddy

Spinnaker Drive

Ready for immediate occupation, an exciting opportunity to purchase an exceptional brand-new eco-friendly house of outstanding quality and specifications, benefitting from beautiful harbour, bay, National Trust countryside and sea views.



Accommodation Summary

Internal Floor Area: 2,744.79 sq ft (255 sq m)

Ground Floor

Canopied Entrance, Reception Hall, Cloakroom, Study / Snug, 35 ft Open Plan Bespoke Kitchen / Living / Dining Room, Balcony / Alfresco Dining, Hall, Utility / Boot Room, Connecting Double Garage with loft storage space.

Lower Ground Floor

Lower Hall, Principal Bedroom with En-Suite Bath / Shower Room and Dressing Room, Linen / Utility Store, Bedroom Four, Bedroom Three, Media / Garden Room/ Bedroom Five, Family Bathroom, Plant Room, Guest Bedroom Two with En-Suite Shower Room and Dressing Room.

Outside

Gated Electronic Entrance to Paved Driveway and Parking. Front Patio Garden. Enclosed Landscaped Gardens with Large Sun Terrace, Seating with Ambient Lighting and Patio, Mature Shrub Beds, Level Lawn, Fenced Borders, Featured Pagoda / Barbeque / Seating Area.



Introduction

Located within 350 yards walk of the central harbour area, shops, pubs, restaurants, beaches and sailing facilities of St Mawes. Internally, this bespoke energy efficient property has a careful balance of bedroom and reception spaces. With under floor heating throughout via a ground source heat pump, this superbly appointed home is carefully and thoughtfully designed to maximise the beautiful vista as well as bring the outside within from the landscaped, easy to maintain gardens.



Description

A superbly equipped contemporary fitted kitchen flows the full depth of the building open plan to dining and living spaces with Juliet Balcony and glass inset wood burner plus a balcony to enjoy the stunning views. Sliding aluminium double glazed patio doors on the lower ground floor rooms open on to the rear southerly facing garden.

For internal entertainment there is a Media / Garden Room, zoned multi-room speaker system, USB sockets, and fibre optic superfast broadband. There is an integral double garage off the electronically gated brick paved driveway with an electric car charger unit.

In summary, representing an exciting and rare opportunity, this unique and highly desirable property has been developed by Mitchell Property Developments who have a reputation for excellence. We strongly advise an internal inspection of this 'show home' to fully appreciate the overwhelming quality.



A Reputation for Excellence

Founded in 1994, Mitchell Property Developments is becoming one of the Southwest's best-known developers for quality bespoke new homes. They lead the way in creating high-quality modern living spaces with the use of innovative, cutting edge techniques and contemporary designs to create high-specification modern wow factor homes. Mitchell Property Developments has a highly qualified team with extensive experience in property construction. Their portfolio reflects their excellence and aspirations.



Specifications

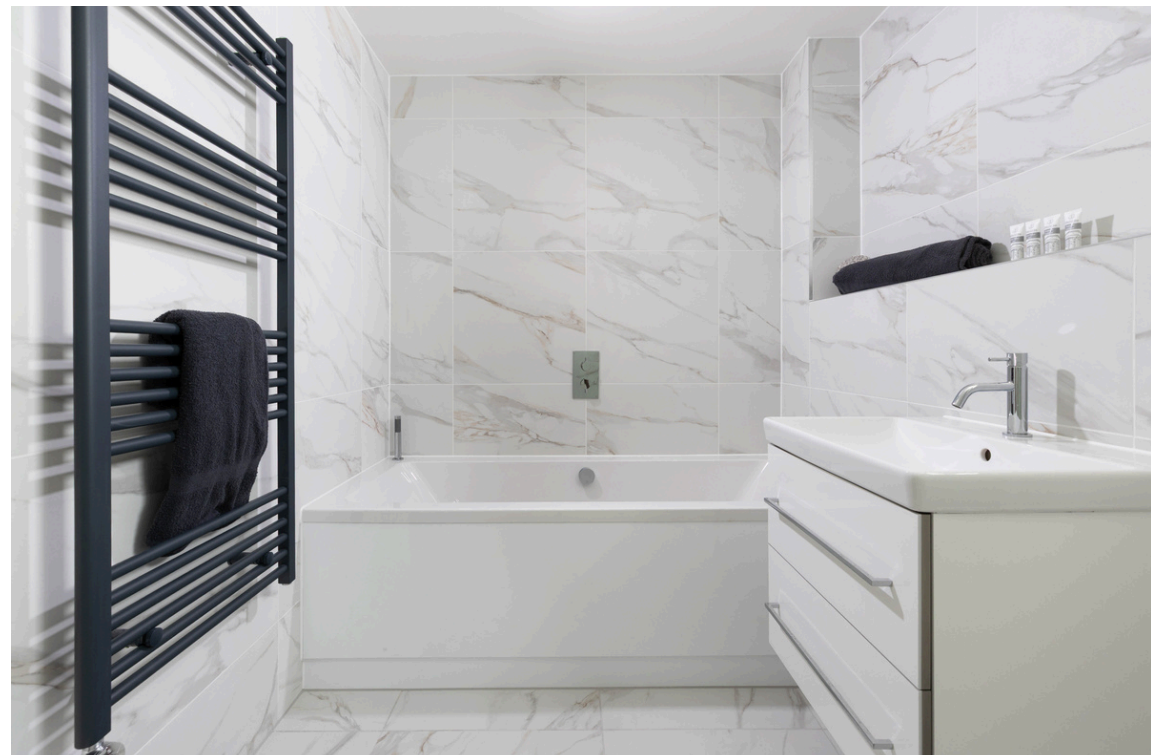
- Energy Efficient B Rated Property
- Energy Efficient Aluminium doors and Windows with High Security Locking System
- Ground Source Heat Pump
- Porcelain Internal Floor Tiles and Wall Tiles
- Underfloor Heating to All Floors
- Multi Room Speaker System (SONOS)
- USB Sockets
- Security Alarm
- Woodburner in the Living Room
- Fibre Optic Ultrafast Broadband
- Solar Remote Controlled Velux's (Rain Sensors)
- Utility Cupboard
- Plant / Drying Room

Kitchen

- AEG Integrated Appliances
- Steam Oven
- Combination Microwave Oven
- Induction Hob
- Dishwasher
- Coffee Machine
- Boiling Water Tap with Water Filter
- Wine Fridge
- Quartz Stone Worktop
- Fridge Freezer

External

- Electric Insulated Garage Door
- Landscaped Garden with Fire Pit and Pagoda
- Porcelain External Balcony and Patio Tiles
- External Lighting
- Silver Larch Timber Cladding
- Electric Car Charger







Location Summary

(Distances and times are approximate)

St Mawes village centre: 350 yards walk. Truro: 10 miles via car ferry. Falmouth: 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with flights to London, UK Regional Airports and European Destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct 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 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).

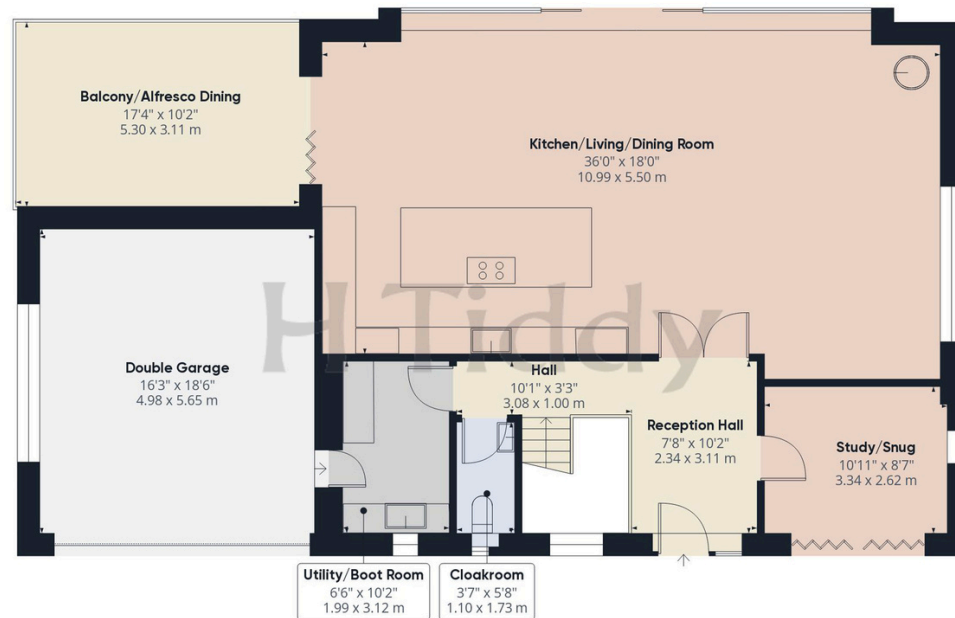
Fine Dining Restaurants

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.





Lower Ground Floor



Ground Floor

Approximate total area⁽¹⁾

2744.79 ft²
255 m²

Balconies and terraces

176.96 ft²
16.44 m²

(1) Excluding balconies and terraces

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.

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General Information

Services: Mains water, electricity and drainage. Telephone (superfast broadband enabled). Television and USB points. Under floor heating (via ground source heat pump).

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

FTTP Ultrafast Broadband: Openreach predicted max download speeds: Ultrafast:1600 Mbps: Superfast 76 Mbps; Standard 15 Mbps.

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

Energy Performance Certificate Rating: B.

Council Tax Band: To Be Assessed (but likely to be 'G')

Tenure: Freehold.

Furnishings, Contents and Effects: The brand new interior designed furnishings and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Spinnaker Drive

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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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