



Verbena Cottage



## Verbena Cottage

*A 19<sup>th</sup> Century Sea Pilots Cottage, oozing charm and character, occupying a grandstand position in the heart of this exclusive Cornish Coastal Village, offering breathtaking and far-reaching panoramic harbour, headland and sea views.*



## Accommodation Summary

**Floor Area (including Balcony, Sun Terrace and Workshop):** 1455 sq. ft. (135.10 sq. m.)

### Ground Floor

Entrance Porch, Living Room, Kitchen with Balcony.

### First Floor

Landing, Principal Bedroom with En Suite Shower Room, Second Double Bedroom and Stylish Bathroom.

### Lower Ground Floor

Independently accessed with obvious potential (subject to pp). Bedroom Three with En Suite Shower.

### Outside

Private Gardens and Sun Terrace, Workshop / Store Room.





## Introduction

Verbena is a 19th century sea pilot's cottage with outstanding uninterrupted sea views over the harbour and to the Lizard Peninsula. It's featured sun terrace makes a world-class lunch spot and when the sun is shining, it's unbeatable. The cottage is ideally located for those who want to make the most of St Mawes' delicious restaurants, cosy pubs and shops, but it is also tucked away from the hustle and bustle making it lovely and quiet. Tavern Beach is a stone's throw away and the commute from bed to sea is under three minutes for any wild swimming enthusiasts!

## Description

With a welcoming atmosphere, this interior designed cottage has an array of features including sash windows and a noteworthy stained glass arched window on the landing. The open plan Living Room comprises a custom-made bar which is available by separate negotiation and is designed especially for cocktail making, a beautiful wood floor and attractive fireplace with wood-burner adding a cosy glow. The well-equipped kitchen opens onto a balcony with incredible views. The cottage sits in surprisingly private, well stocked yet manageable gardens with Sun Terrace. Potential exists, subject to any necessary planning consents to join together the existing Workshop/Store and Lower Ground Floor Third Bedroom which is need of updating.

















## The Views

It's elevated position, with southerly aspect, all of the property's principal rooms and outside sitting spaces provide un-paralleled panoramic views over the Percuil River to the unspoiled National Trust countryside beyond, and over Falmouth Bay to the Lizard Peninsula. A variety of sailing activity is frequently on view.





## Summary

An ideal holiday retreat with an established holiday letting income, Verbena Cottage is equally suitable for permanent occupation. Viewing internally is strongly advised to appreciate the views, enviable location, character and privacy this most endearing home offers.





## Location Summary

(Distances and times are approximate)

St Mawes Quay and Sailing Club: 350 yards walk. Tavern Beach: 170 yards walk. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 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).

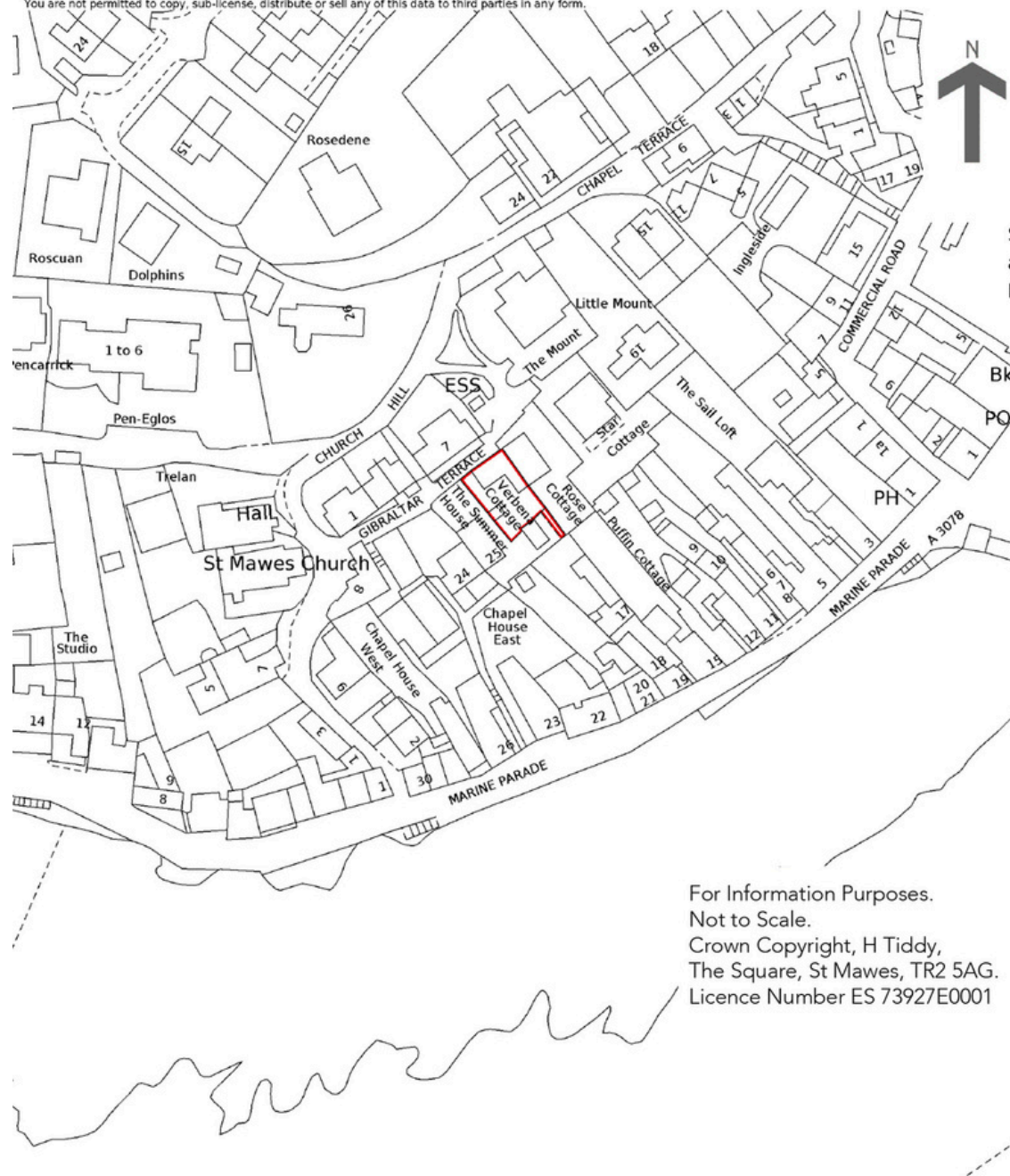
## Fine Dining Restaurants

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.





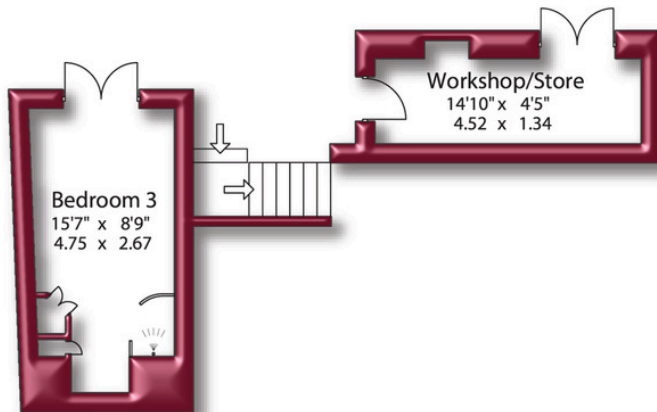
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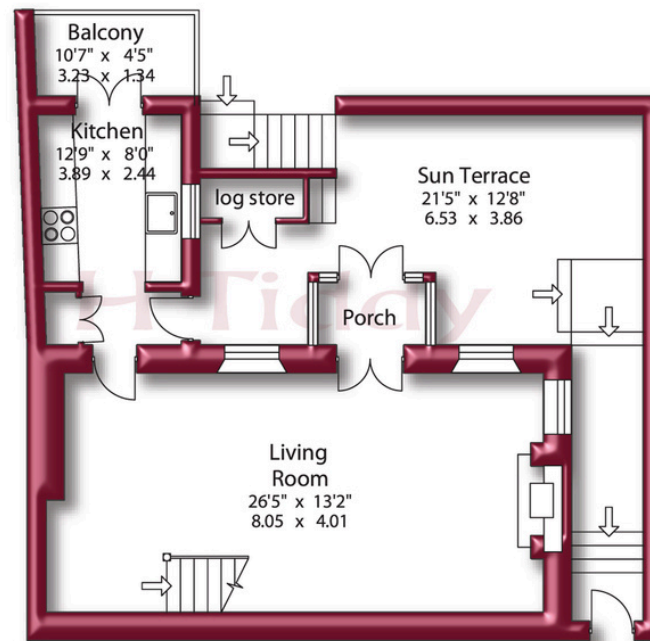
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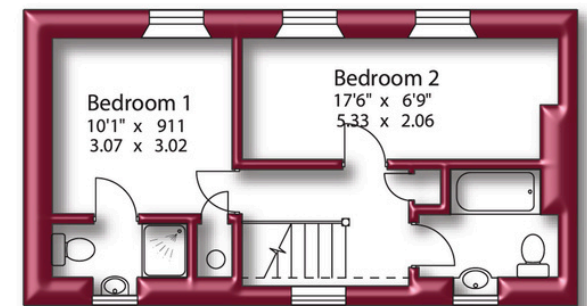
Verbena Cottage  
 Approx Gross Internal Floor Area = 1455 Sq. Feet  
 = 135.1 Sq. Metres  
 (inc. Balcony, Sun Terrace and Workshop)



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
 Prepared by Making Plans Ltd - Tel: 0113 322 9204 - [www.makingplans.com](http://www.makingplans.com)



## General and Material Information

**Services:** Mains water, electricity and drainage. Electric Night Storage Heaters and Wood-burner in the Living Room.

**Energy Performance Certificate Rating:** F.

**Council Tax Band:** Exempt. Business Rated.

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

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

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

**Tenure:** Freehold.

**Land Registry Title Numbers:** CL360199.

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

**Viewing:** Strictly by appointment with H Tiddy. The Cottage is holiday let and can therefore only be viewed on changeover days during the weeks paying guests are staying. Prior to making any travel arrangements, please liaise with us.

## Verbena Cottage

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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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