



Curbar Cottage



## Curbar Cottage

*A unique opportunity to purchase a quality detached bungalow residence with planning permission to extend to an open plan kitchen / diner / lounge, 3 / 4 bedroom, 3 bath / shower room, family sized two storey dwelling, capturing beautiful panoramic river, countryside and bay views, located within walking distance of boating facilities, beaches and village amenities.*

### Existing Accommodation Summary

**Total Internal Floor Area (excluding garage):** 885 sq ft (79.26 sq m).

#### Inside

Entrance Hall, Lounge / Dining Room, Kitchen, Cloakroom, 2 Bedrooms, Bathroom.

#### Outside

Courtyard and Side Garden Area (proposed parking area).

### Proposed Accommodation Summary

(as per Planning Permission PA21/05644)

**Total Internal Floor Area (excluding garage):** 1669 sq ft (154.72 sq m).

#### Ground Floor

Entrance Lobby, Cloakroom, Two Double Bedrooms with En-Suite Bath / Shower Rooms, Further Double Bedroom, Family Shower Room, Office / Bedroom 4.

#### First Floor

Open Plan Kitchen / Diner / Lounge, Frameless Glass Balcony.

#### Outside

Attached Single Garage, Large Driveway offering Ample Parking, Paved Patio to front, Decked Terrace at Rear, Colourful Level Gardens.





## Description

Located on one of St Mawes' most desirable roads, Curbar Cottage is accessed via a wide tarmacadam driveway, which offers ample parking for several vehicles, as well as housing a useful timber shed. Steps lead down to the front door, where there is a well-stocked flowerbed and sunny paved patio. A path offers pedestrian access around the house to the rear garden, as well as access to the side door into the kitchen.

A fully glazed front door opens into a generously sized hallway with doors leading off to the kitchen, living / dining room, cloakroom, bedrooms and bathroom. The 24' Living / Dining Room is generously sized and features an open grate fireplace in Cornish stone with wooden mantle and display alcove, as well as a large window looking out over the garden and sliding patio doors out to the outdoor decked terrace. The well-proportioned kitchen offers fully fitted wall and floor units, a ceramic sink, plumbing for a washing machine as well as a UPVC stable-style door leading to the side of the house. The fully tiled family bathroom is equipped with a panelled bath with shower over, basin and wc, as well as a heated towel rail and large obscured glass double-glazed window. There is also a separate cloakroom with wc and basin. Bedroom one is a generous double with dual aspect windows overlooking the garden and terrace, and benefits from built-in wardrobes. Bedroom two is located at the front of the property and has a generous built-in wardrobe with sliding doors.



## Proposed Accommodation

Planning permission has been sought and granted to alter the existing ground floor to create 3 double bedrooms, 2 with en-suite shower / bathrooms, a 4th bedroom / office, and a family bathroom along with a galleried staircase rising to the first floor. And then also to extend upwards, the height of the current roof, allowing the creation of a large open plan kitchen / diner / lounge with a frameless glazed balcony, mirroring the ground floor decked below, with stunning water and country views, looking out towards St Mawes harbour, Place Manor and Summers Beach, as well as a feature window to the stairwell.









## The Gardens

To the front there is a paved sun patio ideal for catching the evening sunshine and also some colourful raised flower beds.

Leading from the Living / Dining Room is the generous terrace, finished with composite decking and a glass balustrade. Steps lead down to a sheltered, level area of garden, currently housing a hot tub. A further set of steps lead down to the lower level of garden, mainly laid to lawn with hedging to the borders creating a sense of complete privacy. A path offers pedestrian access from the driveway around the side of the house to the gardens, as well as to a pedestrian door at the rear of the garage.



## Summary

Offering unrivalled potential, this spacious property is suited towards the discerning permanent or second home, family or retiring buyer, either as the comfortable and quality home as it is seen today or as a project to alter to create a larger 3 / 4 bedroom family sized home.





## Location Summary

(Distances and times are approximate)

St Mawes Harbourside: 530 yards. Summers Beach: 880 yards. 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 regular flights to London. 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. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. 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 long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. It has a wide range of amenities, which are open all year, including baker, convenience store, post office and newsagent, doctors, hairdresser, dentist, pharmacy, village hall, church, 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.

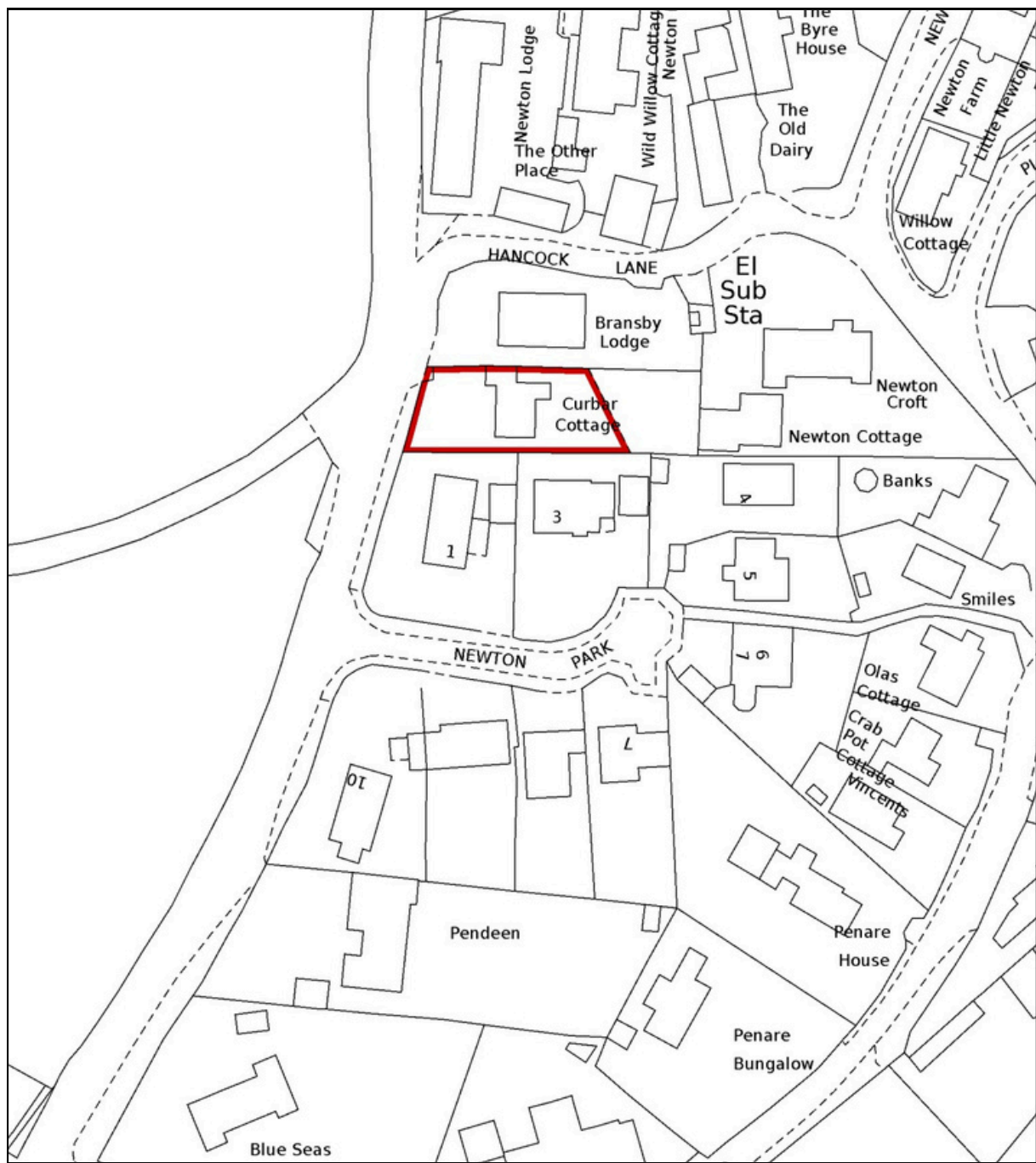
## Cornwall

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). 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.







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

987 ft<sup>2</sup>

91.7 m<sup>2</sup>

## Balconies and terraces

225 ft<sup>2</sup>

20.9 m<sup>2</sup>

(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.

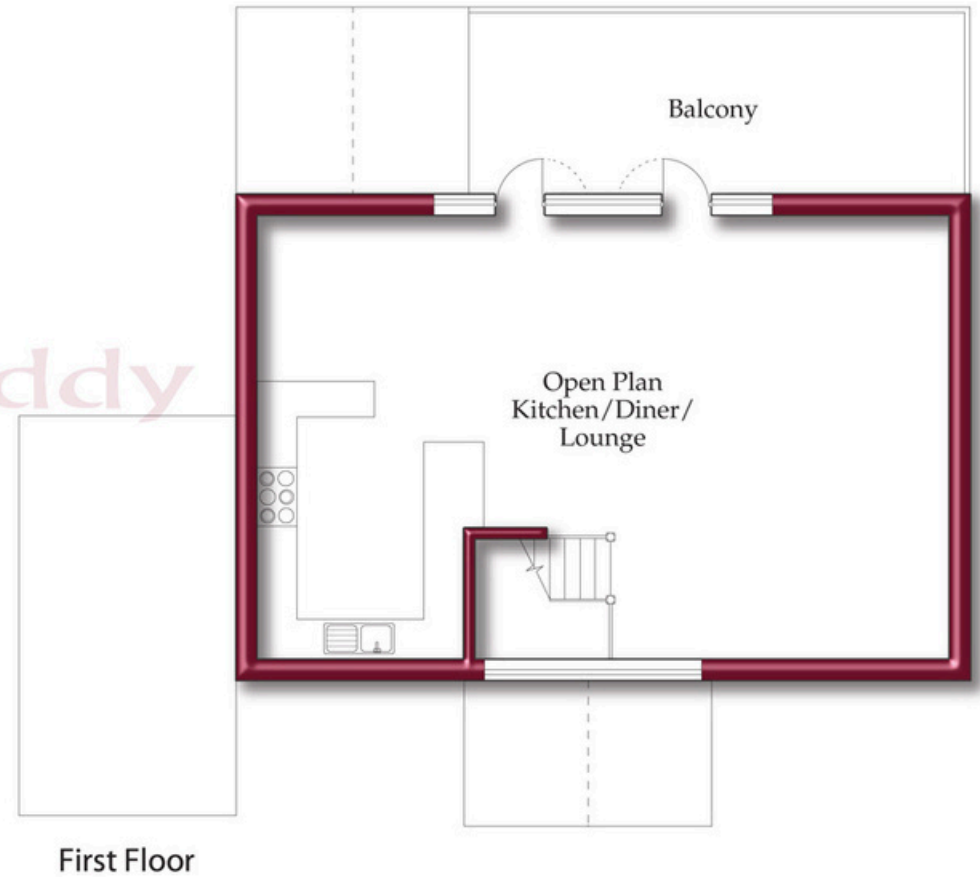
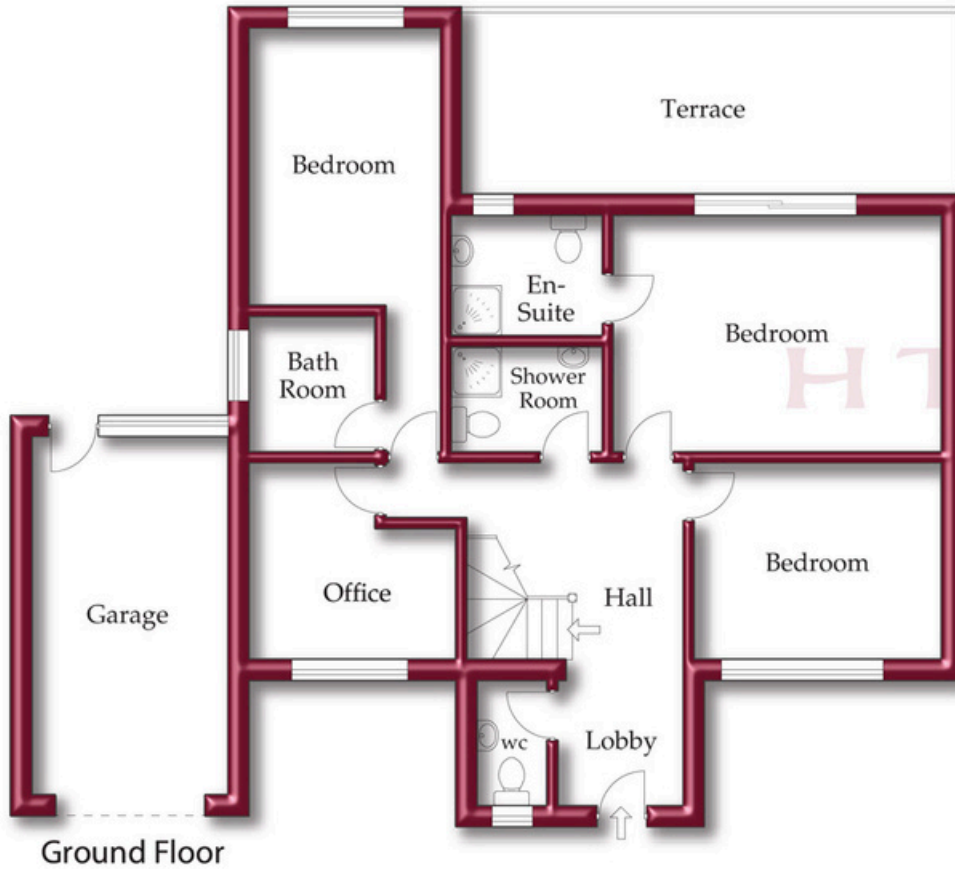
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## PROPOSED FLOORPLAN

Approx Gross Internal Floor Area = 1669 Sq. Feet  
(Excluding Garage) = 154.72 Sq. Metres



For illustrative purposes only. Not to scale.



## General Information

**Services:** Mains electric, water and drainage. Oil fired central heating. Television and telephone points.

**Energy Performance Certificate Rating:** D.

**Council Tax Band:** F.

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

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Ultrafast 1600 Mbps; Superfast: 76 Mbps; Standard 21 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.

**Tenure:** Freehold

**Land Registry Title Number:** CL357075.

**Sold as Seen with Current Planning Permission:** Planning Application PA21/05644: For further information, please visit the 'Cornwall Online Planning Register' and enter the above planning application number into the search tab for further information.

**Estate Agents Act 1979:** Under the conditions of Section 21 of the Estate Agents Act 1979, it is hereby declared that a staff member of H Tiddy is a relative of the sellers of this property and is thus deemed by the Act to have a personal interest as a connected person.

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

## Curbar Cottage

Upper Castle Road  
St Mawes  
TR2 5BY

## 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'.

**General Data Protection Regulations:** We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

