



Prydes Cottage

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Located along the sought-after Marine Parade in the heart of St Mawes, this enchanting middle-terraced cottage captures the essence of Cornish coastal living. With an unexpectedly generous interior, front-row sea views, and a delightful courtyard garden, it offers a rare opportunity to own a beautifully characterful home in one of Cornwall's most exclusive waterside villages.



Accommodation Summary

Internal Floor Area: 1,025 sq ft (95.2 sq m).

Ground Floor

Entrance Lobby, Living Room, Open Plan Kitchen / Dining Room, Utility Room, Shower Room.

First Floor

Landing, Bedroom One, Family Bathroom, Bedroom Two, Bedroom Three.

Outside

Rear Courtyard, Storage Shed.



Description

Behind its charming façade, this deceptively spacious cottage unfolds into a warm and inviting home, rich with character and coastal appeal. From the welcoming entrance lobby, step through into the main living room — a bright, beautifully proportioned space with a log burner, window seat, and the perfect blend of comfort and style.

The kitchen is impressively sized, with ample room for a dining table, making it ideal for hosting family or guests. A separate utility area with washing machine, a downstairs shower room, and an additional utility space housing a tumble dryer add excellent practicality. From here, step out into a fully enclosed rear courtyard — a charming private oasis, complete with outdoor storage and room for a morning coffee or evening glass of wine.

Upstairs, you'll find three good-sized double bedrooms. Bedroom One, to the front of the property, enjoys panoramic sea views and features a generous built-in wardrobe and a window seat that invites you to sit and watch the world go by. The second bedroom, set just above the Waterside Gallery in a unique Flying Freehold, also enjoys a front-facing position with views to match.

To the rear, a recently built extension creates a light-filled third double bedroom — an ideal guest suite or home office. The family bathroom to the front of the house is a standout feature, boasting one of the finest views in the village from the bathtub — a truly tranquil spot to unwind!





The Views

Full of character and history, this welcoming cottage offers wide-reaching views over the harbour and out to sea. Whether you're in the living room or bedroom, you'll enjoy the sounds of the water and a view that's hard to beat.

From the cottage, you can take in everything from St Mawes Harbour and the Percuil River with its moored boats, to the National Trust's St Anthony Headland. The view stretches across Falmouth Bay all the way to the Lizard Peninsula, with open sea beyond. It's a constantly shifting outlook – boats, wildlife, and changing light throughout the year. With a south-facing aspect, Prydes Cottage makes the most of the sunshine all day long.



Summary

Prydes Cottage is a home that promises a lifestyle as idyllic as its setting. Wake to sea views, stroll to the harbour for fresh pastries or a swim, and enjoy the ever-changing marine scene right outside your window. With the amenities of St Mawes on your doorstep — including celebrated dining, art galleries, and year-round ferry connections — you're perfectly placed to enjoy everything this vibrant coastal village has to offer.

Whether you're seeking a permanent home, a stylish holiday retreat, or a highly desirable holiday let, this delightful cottage is a rare find in one of Cornwall's most treasured locations.



Location Summary

(Distances and times are approximate)

Tavern Beach: 70-yard walk to the steps. St Mawes Village Centre and Quay: 150 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.

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

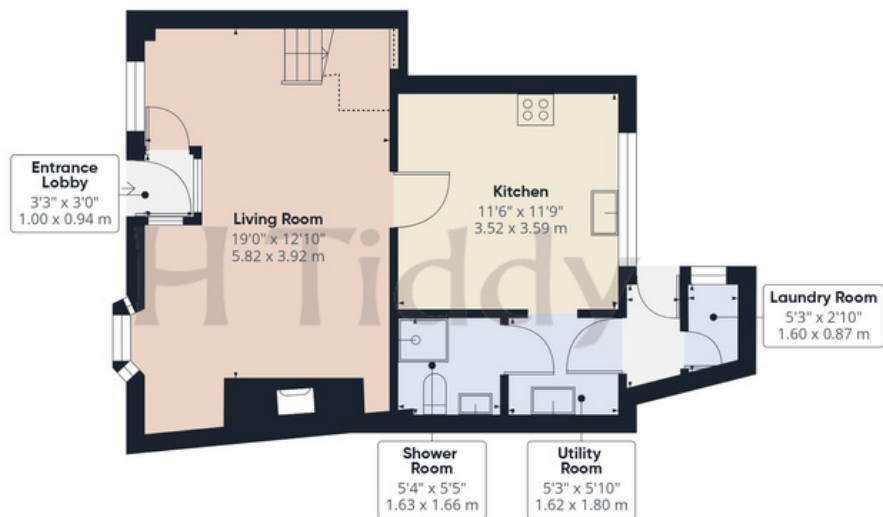
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard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



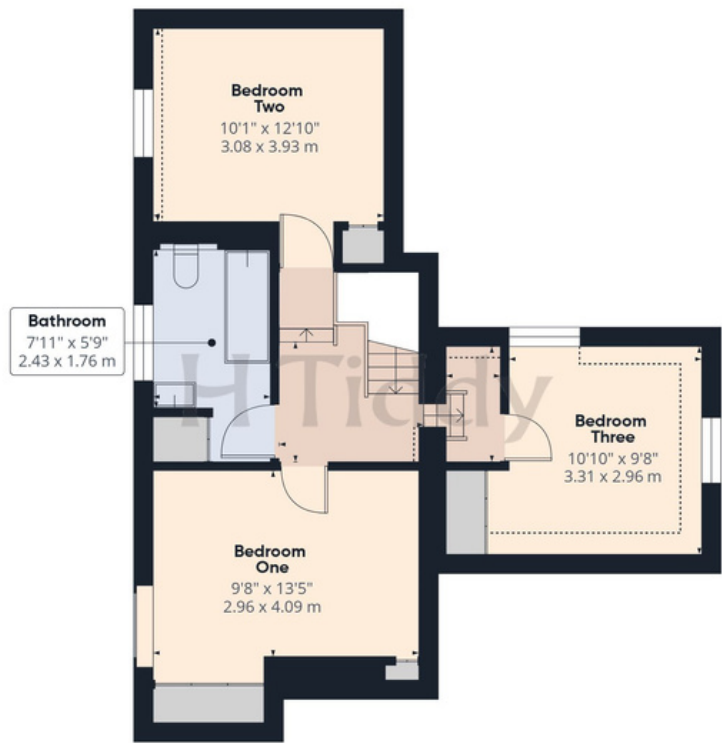


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1025 ft²
95.2 m²

Reduced headroom

55 ft²
5.1 m²

(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.

General Information

Services: Mains water, electricity and drainage. Central heating via Electric boiler.

Energy Performance Certificate Rating: F.

Council Tax Band: Exempt (Currently 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 15 Mbps.

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

Tenure: Freehold

Land Registry Title Number: CL52770.

Furnishings, Contents and Effects: Except for personal belongings and items of a sentimental nature, furnishings, appliances and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Prydes Cottage

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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