



Curlews

H Tiddy

## Curlews

*Enjoying an extraordinary coastal position with sweeping, uninterrupted panoramic water views across Falmouth Bay to Mylor Harbour, this spacious detached 'front row' waterside home has a private beach and offers a rare opportunity in one of Cornwall's most prized locations.*

### Accommodation Summary

Internal Floor Area (including garage): 2,770 sq ft (257.33 sq m)  
Plot Size (including foreshore to mean low water): 0.7 acres

#### Ground Floor

Reception Hall, Sitting Room with fireplace and sliding doors to a Sun Terrace, Dining Room with patio doors to a Sun Terrace, Kitchen, Utility Room, Bedroom Four, Shower Room, Conservatory.

#### First Floor

Galleried Landing, Principal Bedroom with En-Suite Bath and Shower Room, Bedroom Two with En-Suite Shower Room and Juliet Balcony, Bedroom Three with En-Suite Shower Room and walkway bridge to rear gardens.

#### Outbuildings

Double Garage, Storeroom and Oil Tank Room.

#### Gardens

Driveway and ample Parking. Rear Gardens with paved terrace at the top. Foreshore Garden (on the opposite side of the private road).

#### Private Beach

With private path and steps from the foreshore garden. Beach and Foreshore to mean low water.



## Introduction

Nestled along a private road beyond the historic St Mawes Castle and surrounded by unspoiled National Trust land, Curlew offers an exceptionally secluded coastal retreat. With commanding, far-reaching views across the Carrick Roads Estuary, this unique property captures the very essence of waterfront living.

Boasting its own private beach with direct access to the water, Curlew is a haven for sea lovers, whether it's paddleboarding alongside dolphins or relaxing on the front terrace as yachts race across the horizon on a sunlit afternoon. This is coastal living at its most enchanting.



## Description

Stone steps framed by mature shrubs lead to the glazed front entrance of Curlews, opening into a generous hallway that sets the tone for this elegant and spacious home. To the left, a stunning triple-aspect sitting room captures breathtaking views across the water to Falmouth and the surrounding countryside. A luxurious Harrods electric fire is set within an impressive marble mantel, creating a cosy focal point during the winter months. In warmer weather, sliding doors open onto the front terrace, seamlessly blending indoor and outdoor living.

On the opposite side of the hallway, the dual-aspect dining room provides a sociable and welcoming space, also with glazed patio doors to the front alfresco dining terrace and direct access to the kitchen. The kitchen features a range of fitted units topped with striking Blue Pearl granite work surfaces and leads to a utility room housing a washing machine, tumble dryer, tall larder cupboard, and a side door for external access.

Beyond the main reception room lies a versatile room currently used as a fourth bedroom but equally suited as a second sitting room, study, or playroom. This room benefits from a rear-facing window and connects to a Jack and Jill shower room, which is also accessible from the hallway. At the far end of the hall, a bright and airy conservatory offers a tranquil space with rear access, ideal for cultivating orchids and exotic plants, or simply relaxing with a book.

A turning staircase leads to a gallery landing on the first floor, featuring a large picture window that perfectly frames the expansive views. Three well-appointed double bedrooms are found on this level, each with its own en suite bathroom. The principal bedroom is particularly generous, with a front-facing window, a large en suite complete with a jacuzzi bath and separate shower, and ample storage. Bedroom two enjoys a Juliet balcony to the rear and a dormer window to the front, capturing both privacy and panorama. The third bedroom, located to the rear, opens onto a walkway that leads directly to the upper garden terrace. A large, shelved airing cupboard housing the water tank and eaves storage completes the upstairs accommodation.





## Outside

Framed by stone walls, pine trees, palms and flourishing hydrangeas, the approach to Curlews exudes privacy and tranquillity. The sheltered parking area sits alongside a double garage with an electric door, and from here, steps lead to the front of the house and an elevated sun terrace perfect for taking in the first of many spectacular views. A pathway continues around to the rear of the property, passing a useful storeroom and an oil tank room, while mature landscaping provides year-round colour and structure.

To the rear of the house, steps gently ascend through the tiered and established garden, meandering past stone walls and a lawned area. At the summit, a secluded paved terrace lies beneath the shelter of pine trees, revealing breathtaking, far-reaching views across the Estuary, a magical spot for sunset drinks or quiet reflection.

Directly opposite the house, across the private road, is an additional garden area enclosed by established shrubs. From here, a private path winds directly down to the beach. The section of the cove directly aligned with the property is owned by Curlews to mean low water, offering true beachfront ownership and direct water access.



## The Views

Mere photography does not do justice to the splendour of this truly panoramic waterside setting, widely regarded as one of the most exceptional in the country. Thoughtfully designed to make the most of its extraordinary position, the property offers uninterrupted, ever-changing views from both inside the home and across the gardens and private sun terraces.

From this elevated vantage point, the outlook stretches across Falmouth town and its historic harbour, taking in Pendennis Castle, Trefusis Point, and the surrounding countryside. To the south, the sweeping vista spans the Carrick Roads and Falmouth Bay, reaching toward the mouth of the Helford River, the distant Lizard Peninsula, and miles of open sea beyond.

The sheltered, mile-wide waters of the Carrick Roads are internationally renowned as one of the world's finest natural harbours. It's a haven for maritime life and activity, regularly hosting everything from graceful Falmouth Working Boats and superyachts to cruise liners and majestic Tall Ships. The scene is animated year-round, with numerous local sailing clubs, St Mawes being the largest, filling the estuary with colour and motion.

Wildlife is abundant here: seals, dolphins, and even the occasional whale or basking shark can be spotted from the shore. Resident and migratory birds, including herons, oystercatchers, and cormorants, are frequent visitors, adding to the natural magic of this unparalleled coastal setting.



## Location Summary

(Distances and times are approximate)

Coastal Walk to St Just in Roseland: on the doorstep. St Mawes Castle: 350 yards walk. Hotel Tresanton and Tavern Beach: 0.5 mile walk. St Mawes Quay and Sailing Club: 0.7 mile walk. King Harry Car Ferry: 5.4 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 and other UK Regional Airports. 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 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.

## 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 Treliiske).

## 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.

## Schools

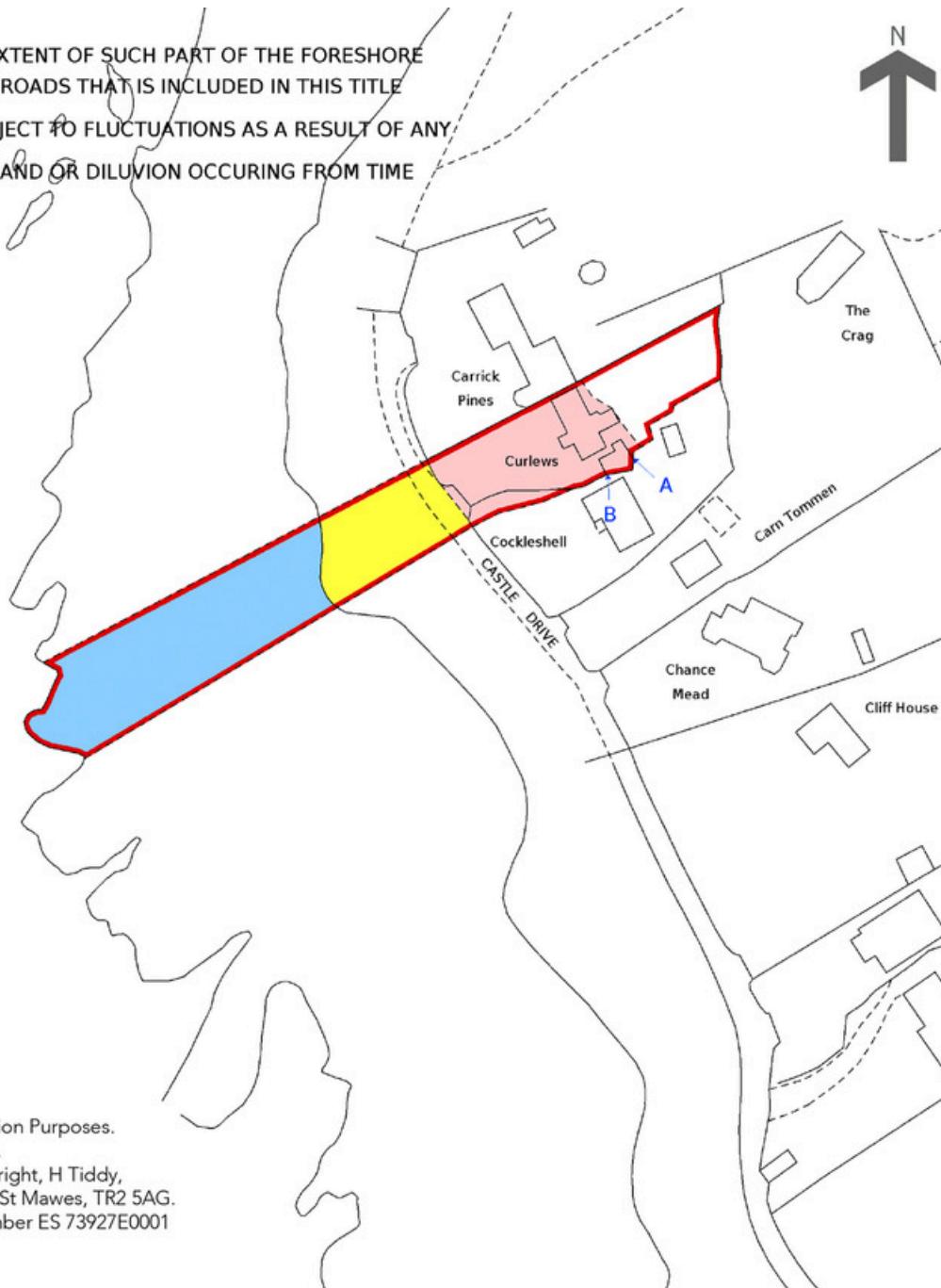
St Mawes primary school is under a mile and Gerrans primary school around five miles. Both have good Ofsted ratings. Roseland Secondary Academy and Truro and Penwith College (via the ferry) both 12 miles and have outstanding Ofsted ratings. Truro has two main private schools: Truro School and Truro High School for Girls. Truro School is a co-educational school for boys and girls aged 3-18, offering both boarding and day options. Truro is also the home of Polwhele House School, a private day school and follows the thirteen-plus Common Entrance syllabus.

## 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.



NOTE: THE EXTENT OF SUCH PART OF THE FORESHORE  
OF CARRICK ROADS THAT IS INCLUDED IN THIS TITLE  
MAY BE SUBJECT TO FLUCTUATIONS AS A RESULT OF ANY  
ACCRETION AND OR DILUVION OCCURRING FROM TIME  
TO TIME



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Not to Scale.  
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Approximate total area<sup>(1)</sup>

2742 ft<sup>2</sup>  
254.7 m<sup>2</sup>

Balconies and terraces

394 ft<sup>2</sup>  
36.6 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## General Information

**Services:** Mains water, electricity and private drainage. Oil Fired central heating. Double glazed windows and doors.

**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: Very Low. 2040 to 2060: Very Low.

**Energy Performance Certificate Rating:** D.

**Council Tax Band:** H.

**Tenure:** Freehold.

**Land Registry Title Number:** CL189126.

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

## Curlews

Castle Drive  
St Mawes  
Cornwall  
TR2 5DE

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

01326 270212  
[sales@htiddy.co.uk](mailto:sales@htiddy.co.uk)  
[www.htiddy.co.uk](http://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'.

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