



Woodsmoke

H Tiddy

Woodsmoke

A beautifully designed four-bedroom detached home set within just under 9.5 acres of private grounds, with panoramic countryside views stretching as far as Truro and St Austell. Combining cottage-style charm with generous living space, extensive outbuildings, and outstanding potential for equestrian or lifestyle use, this is a rare opportunity in a truly special location.



Accommodation Summary

Internal Floor Area: 2,166 sq ft (201.2 sq m).

Ground Floor

Entrance Porch, Living Room, Open Plan Kitchen and Dining Room, Utility Room, Pantry, W.C., Sunroom.

First Floor

Primary Bedroom with En-Suite Bathroom, Bedroom Two with Jack-and-Jill Shower Room, Bedroom Three, Bedroom Four/Office, Storage Room.

Outside

Ample Driveway Parking, Attached Double Garage, Carport, Hobbies/Games Room above the Garage, Wrap-around Garden, Summer House, Wildlife Pond, 1-acre Paddock, 8-acre Field with disused Outbuilding.



Overview

Designed and built in the early 2000s by the renowned local builder John Todd as his own personal residence, Woodsmoke is a rare find—an individually crafted, four-bedroom detached home combining timeless cottage styling with bespoke features throughout. Occupying a generous and beautifully positioned plot extending to just under 9.5 acres, the property enjoys extraordinary 360-degree views over the Carrick Roads and across to Truro, St Austell, and beyond.

Tucked away in a peaceful and highly desirable part of the Roseland Peninsula, the home is situated just a short distance from Turnaware Point — a location of historical importance, famously used as a key embarkation point for American troops during World War II as they prepared for the D-Day landings. Today, the area remains a peaceful and unspoiled part of the Cornish countryside, offering direct access to some of the county's finest walking, riding and sailing opportunities.

The property opens with a traditional entrance porch leading into a beautifully proportioned living room, which immediately sets the tone with a striking feature fireplace with granite lintel and hearth and inset wood burner. French doors invite you out to the enclosed courtyard, while exposed wooden beams and carefully crafted recessed cabinetry with an exquisite display cabinet enhance the home's unique charm.

The kitchen/dining room is the heart of the home: spacious, welcoming, and ideally suited to both family living and entertaining. Hand-built wooden cabinetry is complemented by granite work surfaces and a classic electric AGA, adding warmth and tradition. A large utility room and walk-in pantry lead off the kitchen, with access to the rear driveway. A ground-floor WC and a sun-drenched garden room with French doors complete the ground floor, offering lovely views into the sheltered courtyard garden.

Upstairs, the primary bedroom is a generously sized double with an ensuite bathroom including a walk-in shower. Bedroom Two is also a large double and enjoys the benefit of a jack-and-jill ensuite shower room, shared with the landing—ideal for guests or family use. Bedroom Three offers another full-sized double room, while Bedroom Four provides a more compact space, perfect as a child's room, nursery or home office.

In addition, there's a large storage room which, with the addition of a skylight (subject to any necessary consents), could become a second office or creative studio.







Outside

The grounds and outbuildings make this property truly special. A double garage with electric up-and-over door and a pedestrian entrance opens to the courtyard. An attached open carport offers extensive covered space—ideal for storing boats, caravans, or horse lorry. Above the garage is a superb additional room, accessible via an external staircase. This space is perfectly suited for use as a games room, artist's studio, home office, or even guest accommodation (subject to consents).

To the rear, the enclosed courtyard garden has been thoughtfully designed with a wildlife pond, hot tub, and a summerhouse set cleverly into the hedgerow to take full advantage of the spectacular panoramic views over open countryside.

A paddock of approximately 1 acre leads directly off the driveway, enclosed by privet hedging, and offers the perfect space for the development of a private riding area or swimming pool. Beyond this lies an additional field of roughly 8 acres, sloping gently away from the house and featuring former stables and haybarn, which could readily be reinstated into stabling for horses, and has lapsed planning permission to enlarge further.

Summary

With its exceptional setting, extensive grounds and adaptable accommodation, Woodsmoke represents a rare opportunity to embrace the rural Cornish lifestyle—be it for equestrian use, smallholding, or simply as a serene country retreat. The proximity to Turnaware Point and the Fal Estuary opens up a world of recreational opportunities, from horse riding and walking to kayaking and sailing.

Early viewing is highly recommended to fully appreciate the lifestyle this remarkable property offers.



Location Summary

(Distances and times are approximate)

St Mawes: 3.5 miles. King Harry Ferry: 1.8 miles. Truro – 7.5 miles via car ferry or 15.5 miles by road. Falmouth – 25 minutes by passenger ferry from St Mawes or 14 miles by car ferry. Newquay Airport – 25 miles with flights to London Gatwick (60 minutes), and Manchester (80 minutes). St Austell - 17 miles with London Paddington 4 hours by rail. Plymouth – 60 miles. Exeter - 94 miles.

Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is Renwicks café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an 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. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

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 a 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 with a full programme to cater for all ages.

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.

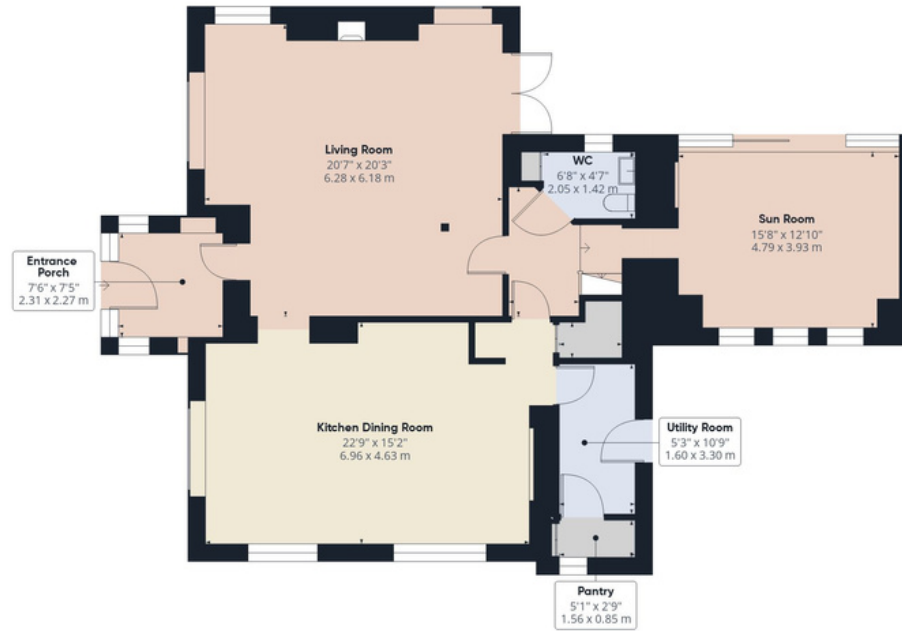
Cornwall

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.

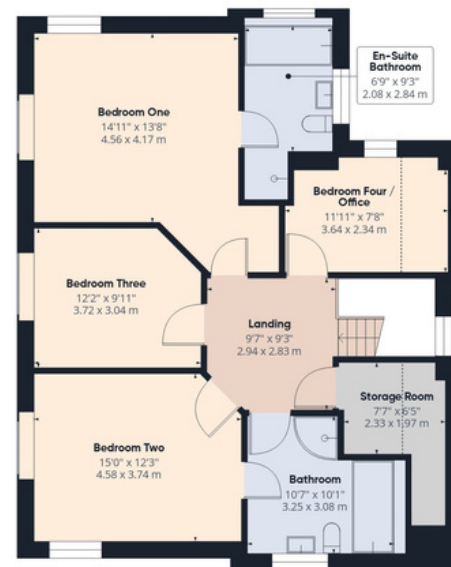




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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2161 ft²
200.7 m²

Reduced headroom

63 ft²
5.9 m²

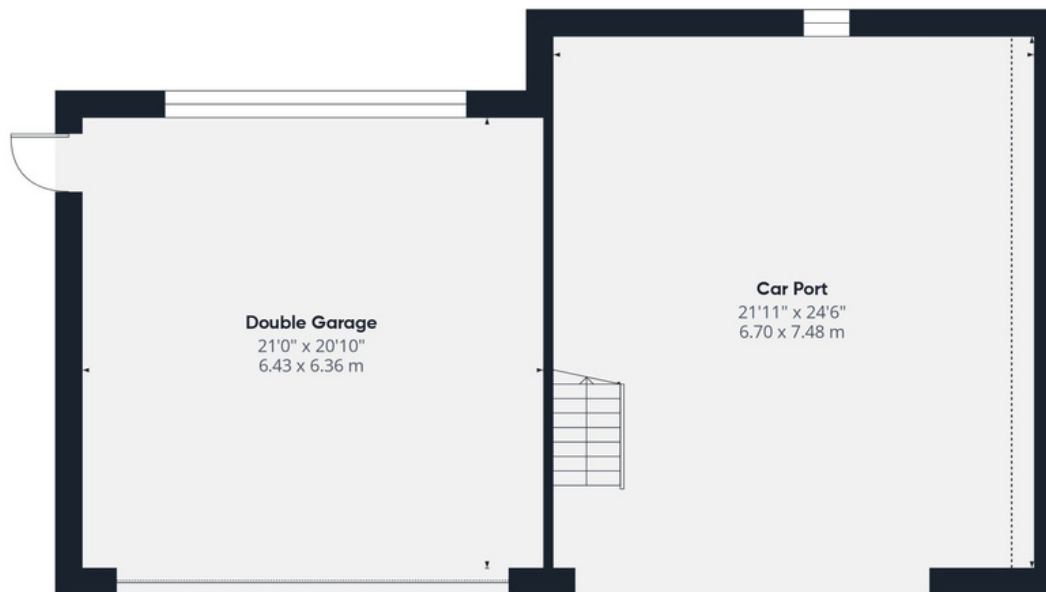
(1) Excluding balconies and terraces

Reduced headroom

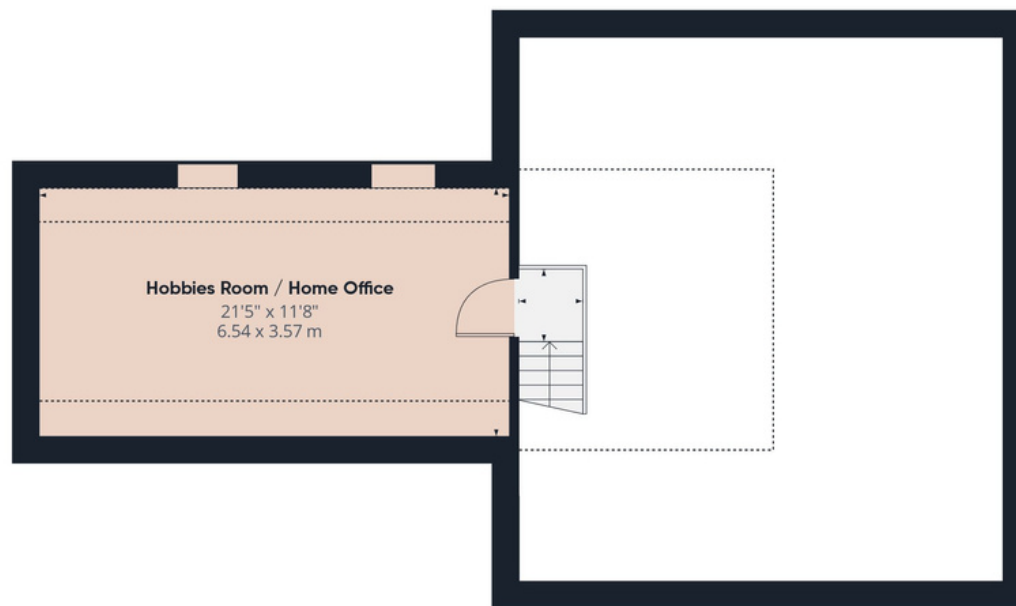
..... Below 5 ft/1.5 m

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

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Ground Floor Building 2



Floor 1 Building 2

Approximate total area^m

1256 ft²

116.6 m²

Reduced headroom

105 ft²

9.7 m²

(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.

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General Information

Services: Mains electricity. Private water (borehole). Private drainage. Telephone and television points.

Energy Performance Certificate Rating: TBC

Council Tax Band: G

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Ultrafast 1800 Mbps, Standard 21 Mbps.

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

Tenure: Freehold

Land Registry Title Number: CL177027.

Viewing: Strictly by appointment with H Tiddy.

Woodsmoke

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