



20 Percuil View

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Light and airy three-bedroom terraced home tucked away in a quiet cul-de-sac on the edge of sunny St Mawes. Offers a lovely blend of peace and convenience —just a short walk (around 500 metres) from the heart of the village, with open fields and scenic footpaths nearby that lead to beautiful creek and countryside walks.



Accommodation Summary

Gross Internal Floor Area: 996 sq ft (92.5 sq m).

Ground Floor

Entrance Porch, Kitchen, Living Room, Rear Entrance Porch, WC.

First Floor

Two Double Bedrooms, Further Single Bedroom, Family Shower Room.

Outside

Front Garden, Rear Garden with Shed.



Overview

Tucked away towards the end of a quiet cul-de-sac, this bright and spacious 3-bedroom terraced home is perfectly positioned just 30 metres from footpaths leading to stunning riverside walks along the Percuil River and within easy reach (approx. 500 metres) of central village amenities.

Inside, the home feels light and airy, with well-proportioned rooms ideal for family living or as a coastal retreat. Outside, you'll find colourful, well-maintained gardens at both the front and rear -perfect for enjoying the sunshine or a bit of gardening. From the house, there are charming views stretching out across the open countryside and towards the Percuil River.

The home is set over split levels and offers three good-sized bedrooms – two generous doubles and a comfortable single. The principal bedroom enjoys charming countryside views towards the National Trust-owned St Anthony Headland and features built-in wardrobes for added storage and convenience.

At the heart of the home is a modern fitted kitchen / dining room – ideal for both everyday family life and hosting guests – while the family shower room is stylishly finished and well-appointed. The inviting living room is filled with natural light and boasts French doors that open directly out to the garden and rear patio, blending indoor and outdoor living beautifully. There is also a large rear porch ideal for wet boots and coats after a winter walk.

Communal parking is available nearby, making this a practical and appealing home in a sought-after coastal location.





Outside

Outside, the enclosed rear garden has been designed with ease of maintenance in mind while still offering plenty of appeal. A sunny patio area makes the perfect spot for barbecues and outdoor dining, with a pathway leading up to a sheltered garden area, partially laid to lawn and complete with a vegetable patch. A good-sized shed provides excellent additional storage or space for hobbies.

The front garden is laid to lawn and framed by colourful hydrangeas, creating a warm welcome as you approach the property. Double glazing is fitted throughout, and the home is warmed by electric heating.

Summary

This is a rare opportunity to acquire a well-positioned home in a quiet residential area, ideal for a young family, as a retirement home or easy lock up and leave property. With perhaps just some minor cosmetic updating to make the house your own, it is ready to move into and be enjoyed straight away.



Location Summary

(Distances and times are approximate)

Village harbourside: 500 yards. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

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.

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.

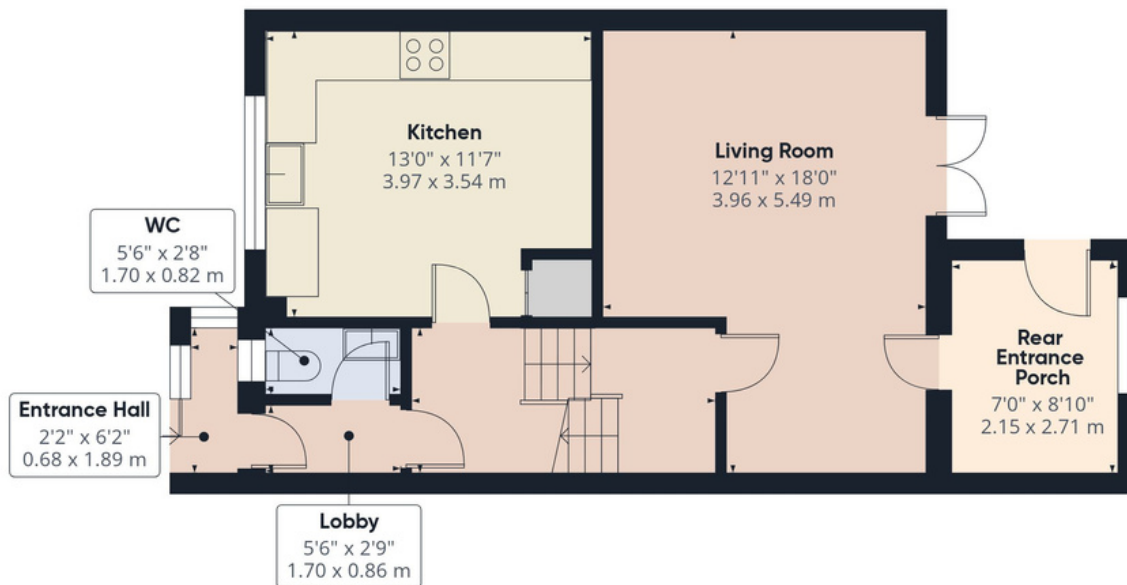
Cornwall

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 Treliске). 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.

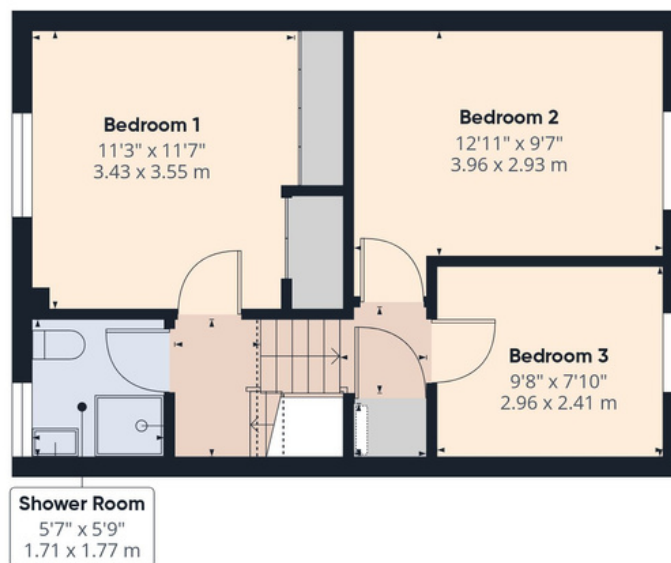
Fine Dining Restaurants

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.

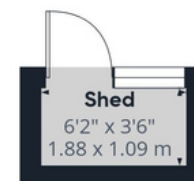




Ground Floor



Floor 1



Ground Floor Building 2

Approximate total area^m

996 ft²

92.5 m²

Reduced headroom

5 ft²

0.5 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.

GIRAFFE 360

General Information

Services and Specifications: Mains water, drainage and electricity. Electric heating. Telephone and television points.

Energy Performance Certificate Rating: E.

Council Tax Band: C.

Ofcom Mobile Area Coverage Rating: Good for EE, O2 and Vodafone. Likely for 3.

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. 2036 to 2069 Low. Surface Water: Very Low. 2040 to 2060: Very Low.

Tenure: Freehold.

Land Registry Title Number: Un-registered.

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

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