



Little Polvarth



## Little Polvarth

*This beautifully presented and recently extended detached home offers generous family-sized accommodation arranged over two storeys. Set in an enviable elevated position, it enjoys panoramic views of the river, surrounding countryside, and the bay. The property also benefits from a double garage and is situated within walking distance of boating facilities, beaches, shops, and restaurants - making it a perfect coastal retreat or permanent residence.*



## Accommodation Summary

Internal Floor Area: 2,712 sq ft (251.8 sq m)

### Ground Floor

Entrance Hall. Open Plan Living and Dining Area with Bespoke 'Out of Wood' Kitchen. Utility Room. Separate WC. Bedroom Two with Fired Earth En-Suite Shower Room. Two Further Double Bedrooms. Family Bathroom.

### First Floor

Principal Bedroom Suite with Dressing Room and En-Suite Bathroom, Office/Bedroom Five. Sitting Room with Balcony with 270° Panoramic Views.

### Outside

Connecting Double Garage. Driveway with Boat/Caravan Storage. Side and Rear Gardens with Sun Terrace.



## Description

Little Polvarth is a contemporary detached home in the heart of St Mawes. Recently extended and beautifully presented, it occupies a commanding elevated position that captures breathtaking panoramic views of the River Fal, the surrounding National Trust countryside and Falmouth Bay.

On the ground floor, a welcoming entrance hall leads into a stunning open plan living and dining area with a bespoke 'Out of Wood' kitchen at its heart, as well as a cosy feature wood-burner. A practical utility room and separate WC add to the convenience. Also on this level is Bedroom Two, which benefits from a stylish Fired Earth en-suite shower room, along with two further double bedrooms and a contemporary family bathroom, making this floor ideally suited for family living or visiting guests.

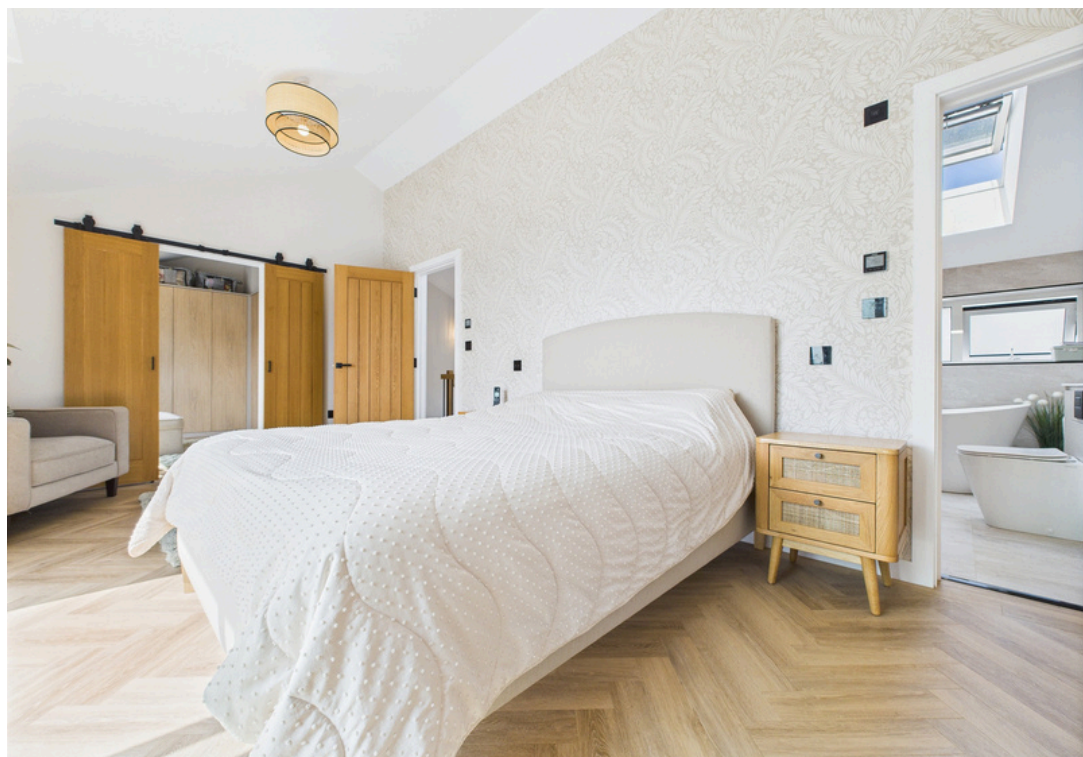
The first floor is dedicated to more private and elevated spaces. Accessed via a bespoke turning-staircase from the entrance hall, the principal bedroom suite is a true sanctuary, complete with a large dressing room and a luxurious en-suite bathroom. A flexible office or fifth bedroom is also located here. Accessed via a separate staircase from the living area, a separate sitting room that offers a separate space to relax in, and opens onto a balcony. From this elevated vantage point, the views are simply extraordinary, offering a 270-degree panorama across the river, countryside and bay.













## Outside

Outside, the property continues to impress. A connecting double garage provides secure parking and storage, while the generous driveway accommodates further vehicles, boats or even a caravan.

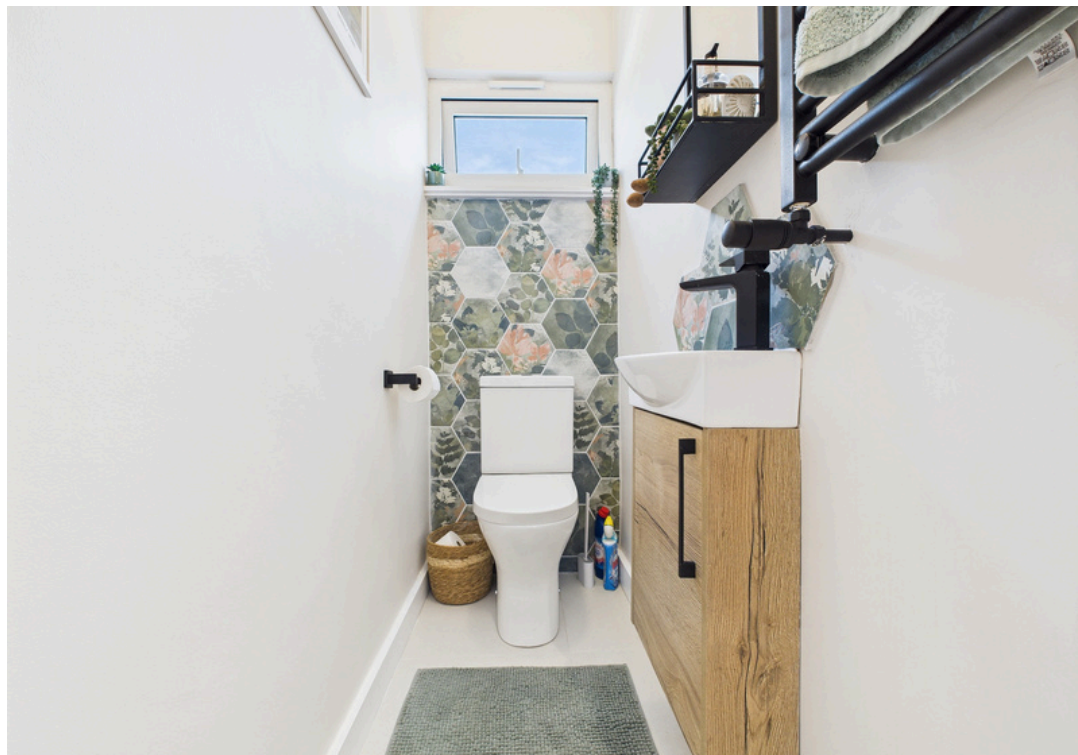
The surrounding gardens are thoughtfully arranged, predominantly laid to lawn for ease of maintenance, with a patio leading directly off the living area perfectly positioned to make the most of the coastal light and ever-changing scenery – ideal for alfresco dining.





## Summary

Little Polvarth is presents a rare opportunity to secure a beautifully finished contemporary home in one of Cornwall's most sought-after coastal villages. Whether as a permanent residence or a second home by the sea, this is a property that delivers both lifestyle and location in abundance.



## Location Summary

(Distances and times are approximate)

Summers Beach: 500 yards. Freshwater Boatyard: 500 yards. Central Village: 500 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (Regular Flights to London and other Regional UK Airports). St Austell: 15 miles (London Paddington 4.5 hours direct 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.

## 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

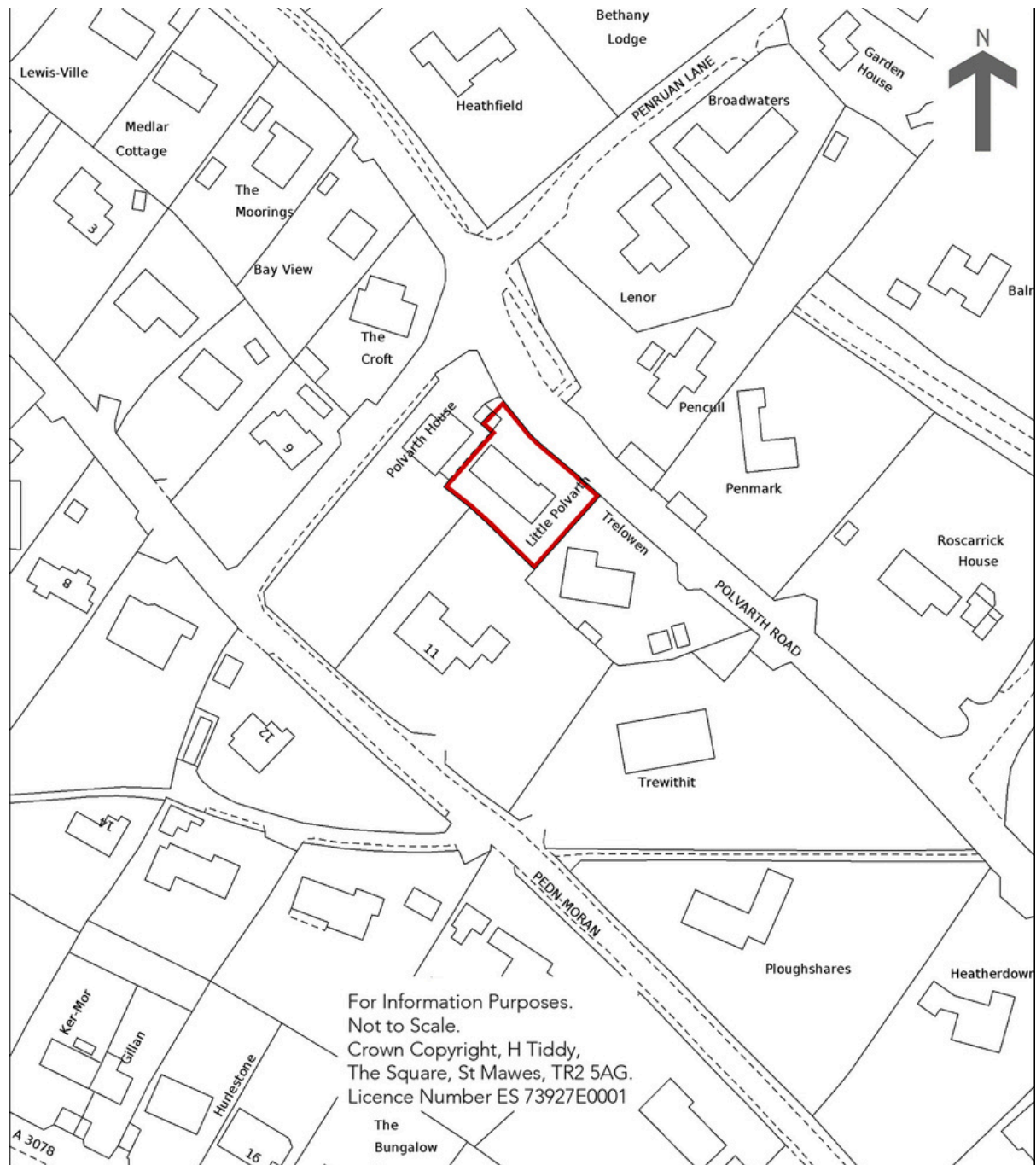
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH 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.











Ground Floor



Floor 1

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

2712 ft<sup>2</sup>

251.8 m<sup>2</sup>

Balconies and terraces

235 ft<sup>2</sup>

21.8 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>

2.6 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.

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## General Information

**Services:** Mains water, electricity and drainage. Oil fired central heating on ground floor. Underfloor heating on first floor.

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

**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: Very Low. Surface Water: Very Low, 2040 to 2060: Very Low.

**Energy Performance Certificate Rating:** D.

**Council Tax Band:** F.

**Tenure:** Freehold.

**Land Registry Title Number:** CL88363.

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

## Little Polvarth

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## H Tiddy Estate Agents

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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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