



Sandpipers

H Tiddy

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An impressive and recently extended 4-bedroom bungalow, offering spacious and versatile accommodation, landscaped gardens, and uninterrupted coastal views across the bay towards St Anthony's Headland. Set within one of St Mawes' most sought-after residential cul-de-sacs, this home combines the comforts of modern living with the charm of its outstanding location.



Accommodation Summary

Internal Floor Area: 2,533 sq ft (235.5 sq m)

Ground Floor

Entrance Hall. Generous Living Room with Feature Fireplace. Kitchen. Dining Room. Utility Room. Bedroom One with En-Suite Shower Room. Bedroom Two with Jack-and-Jill Shower Room.

First Floor

Bedroom Three. Bathroom. Office/Snug. Bedroom Four.

Outside

Integrated Double Garage. Driveway. Wrap Around Gardens with Sun Terrace.



Description

Situated in one of St Mawes' most desirable residential cul-de-sacs, this beautifully extended bungalow offers an ideal blend of contemporary living, generous accommodation, and outstanding coastal views.

The ground floor welcomes you into a bright and spacious dual aspect living room, featuring a striking slate fireplace with inset woodburner. Sliding patio doors open onto a sun terrace, framing panoramic views across the bay towards St Anthony's Headland.

The heart of the home is the recently extended kitchen, designed with the chef in mind, superbly fitted with hand-made English oak units with Corian worktops. A large central island creates a sociable hub for family and friends, complemented by quality fittings, a range of Miele integrated appliances and ample workspace. A large lantern-style rooflight ensures that the room is bright and airy. Adjoining is a formal dining room, along with a practical utility room with space for washing machine and tumble drier, and internal access to the integrated double garage.

The ground floor also provides two double bedrooms. Bedroom 1 enjoys its own en-suite shower room, while Bedroom 2 is served by a modern jack-and-jill shower room, perfect for family or guests.

Upstairs, the first floor hosts the generous double Bedroom 3, complete with bathroom and spectacular sea views. Alongside is Bedroom 4 and a flexible office/snug, ideal for working from home or as a quiet retreat. The first floor is well lit by Velux windows throughout, allowing natural light to flood the spaces.







Outside

The gardens are predominantly level and laid to lawn for ease of maintenance, bordered by attractive mature shrubs. To the rear, a paved sun terrace provides the perfect spot for al fresco dining while enjoying glorious views across the water.

Summary

This beautifully presented and thoughtfully extended bungalow offers versatile accommodation, stunning views, and a highly sought-after setting. With its balance of modern design, practical features, and captivating outlooks, it is perfectly suited for those seeking a permanent home or an enviable retreat by the sea. Rarely do properties of this quality and position become available in St Mawes, making this a unique opportunity not to be missed.



Location Summary

(Distances and times are approximate)

Village Centre and harbour-side: 450 yards (via footpath). Bus Stop (Truro to St Mawes): 250 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, other UK regional airports and European destinations). St Austell: 15 miles (London Paddington 4.5 hours by direct train).

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 bakeries, 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.

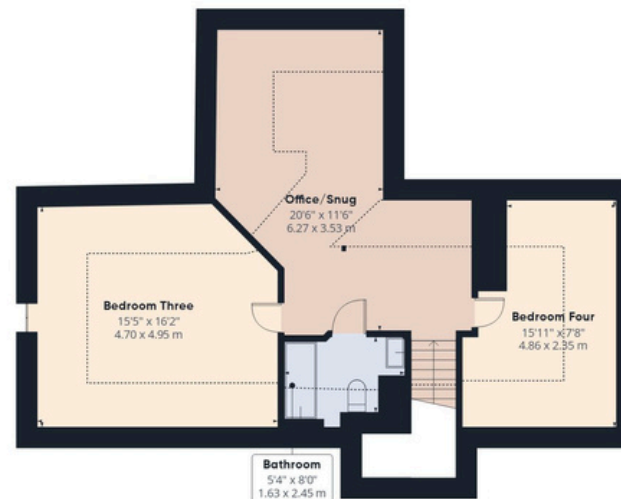
Fine Dining Restaurants

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⁽¹⁾

2533 ft²

235.5 m²

Reduced headroom

334 ft²

31.1 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 water, electricity and drainage. Woodburner. Oil-fired central heating to radiators on the ground floor (new boiler installed June 2025). Electric 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: G.

Tenure: Freehold.

Land Registry Title Number: CL139675.

Viewing: Strictly by appointment with H Tiddy.

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