



Crossways

H Tiddy

Crossways

A striking and lavishly appointed detached residence of exceptional quality set in sublime landscaped gardens. With a heritage dating back to the art deco era, this commanding home was one of the original properties built on the eastern side of the village. Capturing beautiful views over the Percuil River and National Trust countryside, this spacious family sized home is within easy walking distance of shops, beaches, cafes, pubs, restaurants, coastal walks and water sport facilities.

Accommodation Summary

Internal Floor Area: 2,983 sq ft (277.1 sq m)

Ground Floor

Entrance porch; Reception hall; Lounge; Snug / Media room; Dining room; Kitchen / Breakfast room; Side hall; Cloakroom W/C; Utility / Boot room.

First Floor

Galleried landing; Principal bedroom with En-Suite shower room; Bedroom 2 with En-Suite bathroom; Bedroom 3 with En-Suite shower room; Second landing (accessed via a secondary staircase); Bedrooms 4 and 5; Shower room.

Top Floor (Attic)

Playroom / Hobbies room / Study; Linen store.

Outside

Off road parking for numerous vehicles and boat storage; Beautifully designed and landscaped private gardens.

Outbuildings

Garage; 'Work from home' office; Summerhouse (with garden store).



Introduction

Originally dating back to the art deco era in the late 1920's Crossways was one of the original properties built on the eastern side of the village when the estate of Hugh Tredenham Spry commenced selling off individual building plots.

This exceptional family sized luxury residence has been totally modernised, extended and restored. It cleverly maintains the aura and appeal of the art deco era yet combines a precise balance of highly specified and tasteful bedroom and reception spaces. It is designed to maximise the beautiful riverside surroundings as well as connecting the house with the landscaped and private rear gardens.



The Views

The views from Crossways capture the peace and tranquillity of the Percuil river, with its numerous boat moorings and boatyards to the softness of National Trust countryside of the St Anthony Headland beyond.



Crossways: A Brief Tour

From a formal Entrance porch, one enters a light and airy Reception hall where the chic and modern contemporary interior design cleverly retains the historical features and aura of the original property dating back to the 1930's. This design statement is apparent around all the property.

Off the hall is a bespoke hand-built kitchen by Brookman's of Smallbone, with a large central island, and which is fully equipped with Gaggenau and Fisher and Paykel appliances. Further features include a picture window with a seating area to admire the beautiful views of the Percuil River. To the rear are French doors to allow access to a large sun terrace for barbeques and alfresco dining. Off the kitchen is a Side hall, with a daily informal access door, where a Utility room is located at one end and a Cloakroom with w/c to the other.

Open plan, the kitchen sweeps to a separate Dining room which has a featured bay window with central French doors allowing access as well as overlooking to the gardens. A door leads back to the Reception hall where a further door flows to a Lounge which has dual aspect windows to admire the views of the river to the front and the south facing gardens to the rear. On one wall is a double-sided wood burning stove which is also utilized by a spacious Media room /Snug, again with dual aspect windows and offering further reception space.



Crossways: A Brief Tour

To one corner of the Media / Snug room is a secondary staircase rising to the first floor and an independent landing, where the fourth and fifth bedrooms are served by an elegant shower room. This whole area has been purposely designed for guests and could also appeal to teenagers yearning for a degree of independence and privacy.

From the main reception hall an arts and crafts staircase rises to a galleried landing giving access to three very different bedroom suites, all with built in wardrobes. The Principal bedroom has delightful river views and a tasteful En-Suite shower room overlooking the rear garden. The Second bedroom has a featured bay window overlooking the gardens and a luxury bathroom with a shower over. The third bedroom has lovely river views and a bespoke En-Suite shower/wet Room.

On the top floor is an attic room with two skylight windows that is utilised as a hobbies or playroom and could also be used as a study. There is also a walk-in linen store.









Specifications

Kitchen

- Hand-painted Brookmans of Smallbone kitchen units
- Bespoke Indian Granite worktops
- Gaggenau ovens, combination microwave oven
- Gaggenau induction hob and downdraught extractor
- Fisher and Paykel fridge freezer (with icemaker) plus separate wine fridge
- 2 Siemens dishwashers

Reception Rooms

- Double sided wood burning stove

Bathrooms

- Tiles by Artisans of Devises
- Sanitaryware by Laufen and Crosswater with bespoke cabinetry to the master ensuite

Flooring

- Woodpecker Salcombe chalked oak wood flooring on the first floor.
- Large format Porcelain tiling throughout the ground floor.

Windows and Doors

- Heritage system by Smart

Additional Information

- Ground source heat pump for heating and hot water
- Underfloor heating throughout
- New three phase electricity supply
- External lighting and water taps
- Fibre broadband to the house. Speeds of 900MB available
- Satellite dish and tv / radio ariel



The Gardens (Circa 0.42 acres)

The front is accessed via electronically operated gates and comprises a large, gravelled area purposely designed for the parking of numerous vehicles and marine craft. The rear gardens have the rare attribute, for St Mawes, of being relatively level as well as offering a high degree of privacy. Being southwest facing, the gardens are a real sun trap, attracting all day and evening sun. They are beautifully landscaped with expanses of lawn and perfectly positioned sun terraces for sunbathing and alfresco dining, all bordered and screened by an array of colour and hedging. The gardens are designed for ease of maintenance with a focus on offering a haven for well-being and relaxation.

Outbuildings

Connected to the side of the property is a Garage and adjoining to the rear is a "Work from home" office which is accessed from the sun terrace connected to the kitchen. This room has under floor heating, is fully insulated and has power plus Wifi connectivity. Towards the bottom of the garden is a detached timber Summerhouse which is currently used as a fitness room with a connecting garden store to the side.





Location Summary

(Distances and times are approximate)

Polvarth Boatyard and Riverside Footpath: 150 yards. St Mawes Village Centre: 600 yards. Summers Beach: 180 yards. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with regular flights to London, and other Regional UK airports. St Austell: 15 miles with 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 V111. 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 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.

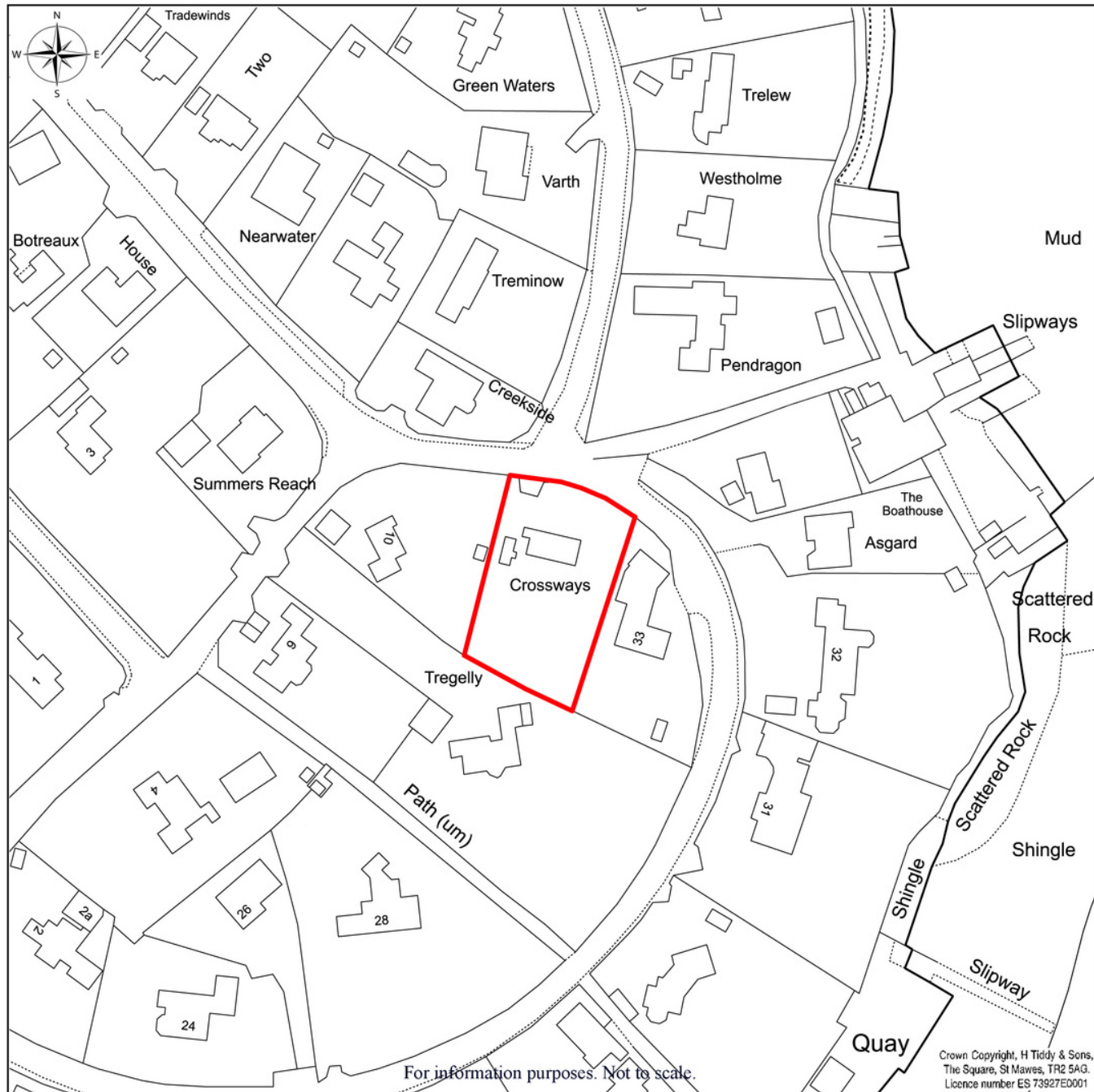
Cornwall

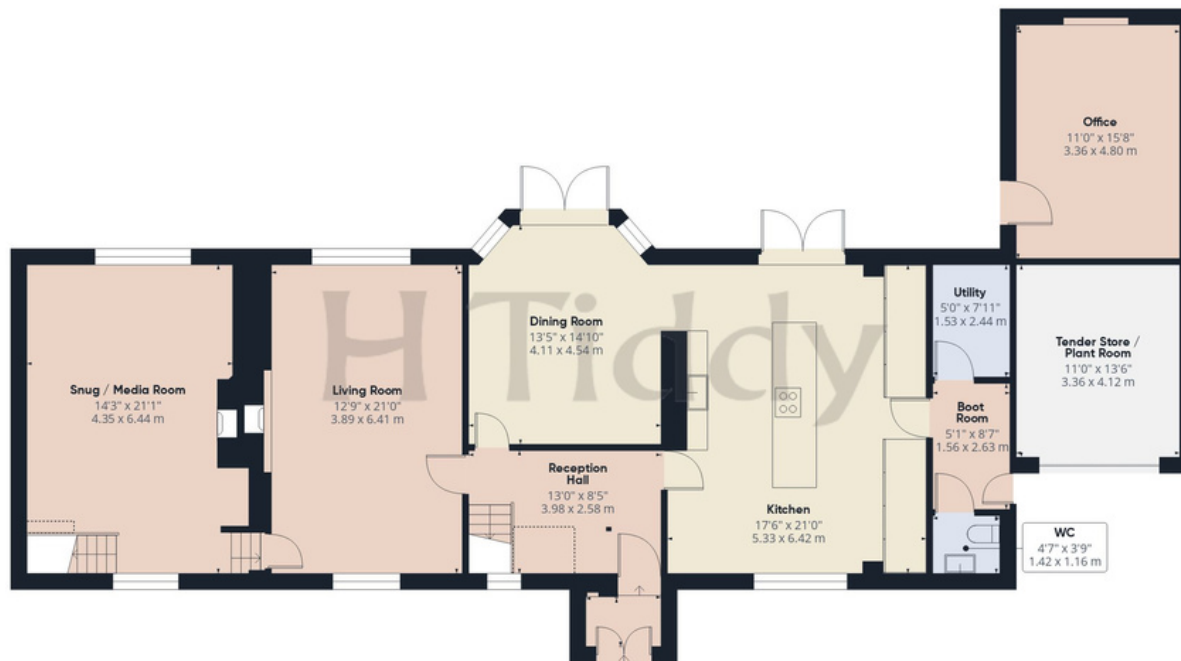
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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

Fine Dining Restaurants

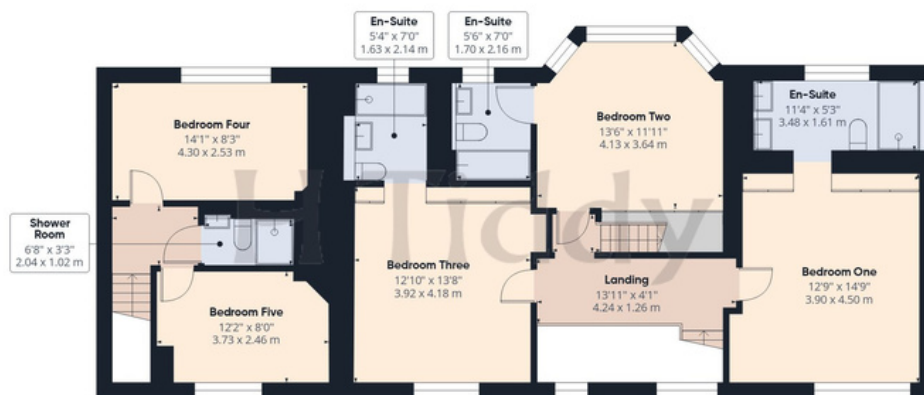
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



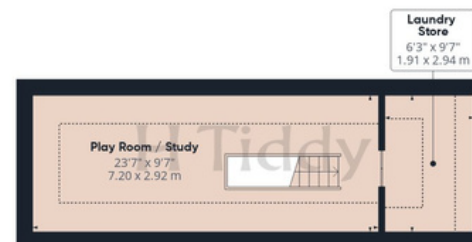




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2983 ft²

277.1 m²

Reduced headroom

126 ft²

11.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Information

Services: Mains water, electricity and drainage. Television and Satellite Points. Telephone (Superfast Broadband enabled). Ground Source Underfloor Heating.

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

Full Fibre Broadband to the Home : Openreach predicted max download speed: 1600 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Very Low.

Energy Performance Certificate Rating: C.

Council Tax Band: G.

Tenure: Freehold.

Land Registry Title Number: CL360653.

Planning Application Number: PA20-09585

Viewing: Strictly by appointment with H Tiddy.

Crossways

Tredenham Road
St Mawes
Cornwall
TR2 5AW

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
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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