



Newton Cottage

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An instantly appealing period cottage tucked above the quay in ever-popular St Mawes, Newton Cottage is a beautifully presented home that perfectly blends period character with modern comfort. With off-road parking for two cars, a good-sized fully enclosed garden, and stylish interiors, this charming property is ideal as a full-time residence, a coastal retreat, or a lock-up-and-leave base in St Mawes.



Accommodation Summary

Gross Internal Floor Area : 1,492 sq ft (138.7 sq m).

Ground Floor

Open Plan Kitchen Living Room, Utility Room, Shower Room, Bedroom Five with En-Suite Shower Room, Living Room, Dining Room, Bedroom Four.

First Floor

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

Outside

Enclosed Garden with Sunny Patios, Driveway Parking for 2 Cars.



Description

Stepping inside to Newton Cottage, the sense of space and light is immediate. The front door opens into a welcoming entrance area that leads through to an impressive open-plan kitchen, dining, and living room. The kitchen has been designed with both form and function in mind, featuring sleek cabinetry, quality appliances, and a large central island that doubles as a breakfast bar and informal gathering spot.

The dining area provides ample room for a family table, while the adjoining living space flows naturally, with wide windows and glazed doors ensuring a bright, airy atmosphere throughout the day. The layout encourages connection while still offering defined areas for cooking, dining, and relaxing, perfect for modern family life or entertaining friends.

A ground floor bedroom with an en-suite shower room provides excellent flexibility, ideal for guests or anyone preferring single-level living. There's also a separate family shower room - perfect for coming straight off the beach or after a day on the water. A further ground floor bedroom would also make an ideal home office, reading room, or play space depending on needs.

To the rear, a utility/boot room provides excellent storage and practical space for coats, boots, and laundry, with direct access to the garden. There is also a large storage cupboard at the end of the entrance hall, ideal for use as owners' storage.

The staircase rises to a light landing that leads to the home's well-proportioned bedrooms, each thoughtfully arranged to provide comfort and privacy. The principal bedroom enjoys a lovely outlook over the village rooftops and gardens towards Summers Beach. Two further double bedrooms are equally appealing, with soft décor, generous natural light, and space for wardrobes or additional storage.

The family bathroom is smartly finished, featuring a bath with overhead shower, contemporary fittings, and tasteful tiling, in keeping with the overall quality and attention to detail seen throughout the property.

The combination of character and space upstairs gives the home a welcoming, relaxed feel, ideal for families, couples, or those who simply value the charm and proportions of a well-loved Cornish cottage. Currently operating as a successful holiday let, the property also presents an attractive opportunity for those seeking an established income stream alongside a flexible coastal home.







Outside

Externally, the property continues to impress. The fully enclosed garden offers a safe and private space with a well-kept lawn and a sunny terrace area, perfect for alfresco dining, entertaining, or simply relaxing outdoors. Mature planting adds colour and character, while the off-road parking for two cars is a rare and valuable feature in this sought-after location.

Summary

This beautifully extended cottage combines versatile accommodation, generous outdoor space and an enviable setting within walking distance of the waterfront; a rare opportunity to secure a spacious home in one of Cornwall's most desirable addresses.



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 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.

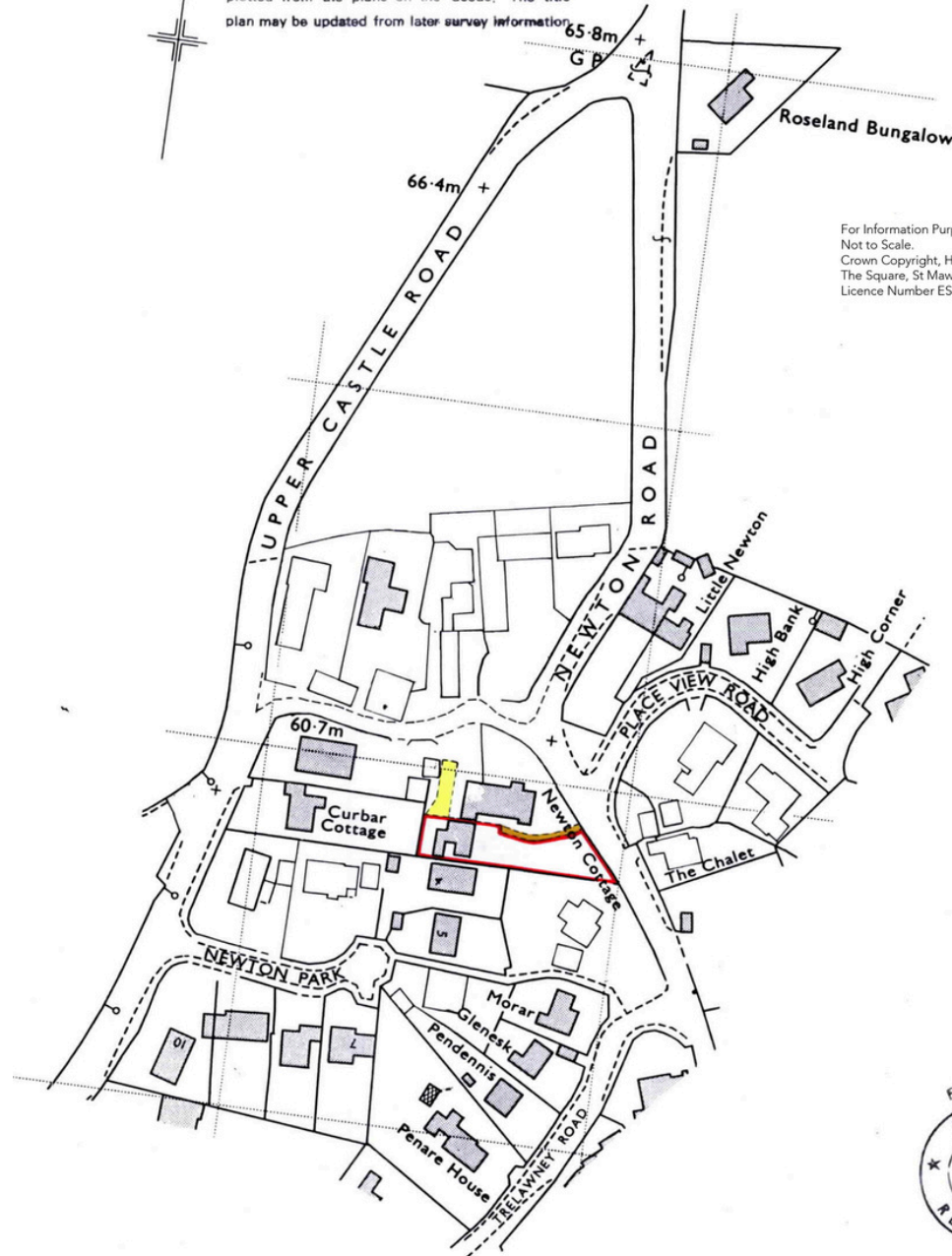
Fine Dining Restaurants

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 Guy Owen 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.



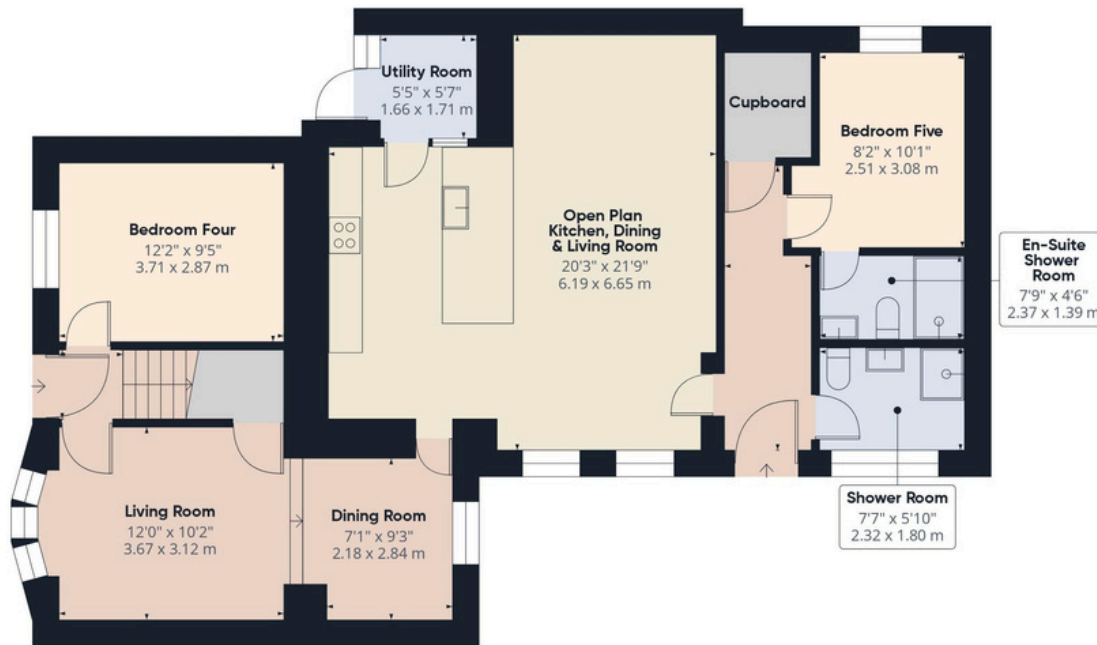


The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

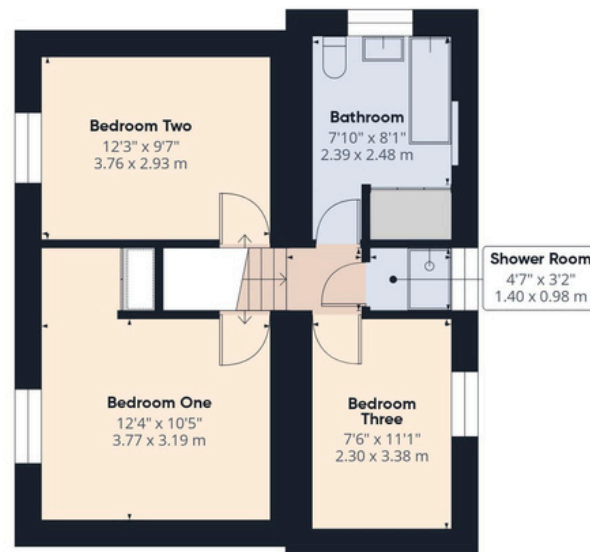


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1493 ft²

138.7 m²

(1) Excluding balconies and terraces

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: Mains water, electricity and drainage. Telephone and television points. Oil Fired Central Heating.

Energy Performance Certificate Rating: D (55)

Council Tax Band: Currently Business Rated.

Tenure: Freehold.

Furnishings, Contents and Effects: With the exception of the seller's personal belongings or items of a sentimental nature, the tasteful furnishings, contents and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

Scan this QR code, visit our website or contact us.



Newton Cottage

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