



Byways

H Tiddy

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A rare and versatile detached dormer bungalow tucked away on a quiet private road in the heart of St Mawes, enjoying magnificent panoramic views across the harbour and coastline. Offering flexible accommodation currently arranged as two self-contained flats—with the potential to create a spacious four/five-bedroom family home—this well-loved property presents an exciting opportunity for modernisation in one of Cornwall's most sought-after coastal villages.

Accommodation Summary

Internal Floor Area: 1,477 sq ft (137 sq m).

Ground Floor

Entrance Porch, Kitchen/Dining Room, Living Room, Two Double Bedrooms, Further Single Bedroom, Family Shower Room.

First Floor

Kitchenette, Living Room, Two Single Bedrooms, Family Bathroom.

Outside

Ample Driveway Parking, Detached Single Garage, Wrap-around Garden, Summer House.



Overview

Tucked away on a peaceful, private no-through road in the highly desirable coastal village of St Mawes, this detached dormer bungalow offers remarkable versatility and far-reaching views across the water. From the front-facing rooms, the property enjoys outstanding, uninterrupted panoramic views over St Mawes harbour, Place Manor, the St Anthony headland and, on a clear day, as far as the Lizard Peninsula.

The property is currently arranged as two self-contained flats, making it ideally suited to multi-generational living or potential income generation. However, it also offers superb scope for conversion into a substantial four-bedroom family home, subject to any necessary consents.

The ground floor is generously proportioned and comprises a spacious living room with French doors opening directly onto the garden terrace, allowing seamless access to the outdoor space and inviting in natural light. This room is complemented by a separate kitchen/dining room with ample space for family meals and entertaining. There are two comfortable double bedrooms, a further single bedroom, and a modern family shower room. A utility area is also thoughtfully integrated into the layout.

The first floor is currently arranged with a smaller kitchenette, a cosy living room, two single bedrooms and a bathroom, making it a self-contained suite ideal for guests, older children or holiday lets. One of the upper bedrooms also enjoys those stunning front-facing coastal views.

While the property has been clearly cherished and attentively maintained over the years, it would now benefit from a programme of modernisation. This presents an excellent opportunity for purchasers to update and personalise the interiors to suit their taste, while adding value and enhancing the home's already considerable appeal.





Outside

Externally, the property is set within a generous and well-established garden that wraps around the home. It is thoughtfully landscaped with mature planting and offers a high degree of privacy. A sunny patio area leads directly off the main living room and provides a wonderful spot for al fresco dining or simply enjoying the peaceful surroundings. Additional features include a detached single garage with power and lighting, a summer house and a garden shed – ideal for storage, hobbies, or even a home office conversion.



Summary

This is a rare opportunity to acquire a flexible and spacious home in one of Cornwall's most exclusive and picturesque waterside villages. With its exceptional views, generous outside space and exciting potential for remodelling, this home will appeal to a wide range of buyers seeking a special lifestyle property in St Mawes. Early viewing is strongly recommended.



Location Summary

(Distances and times are approximate)

Village harbourside: 165 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.

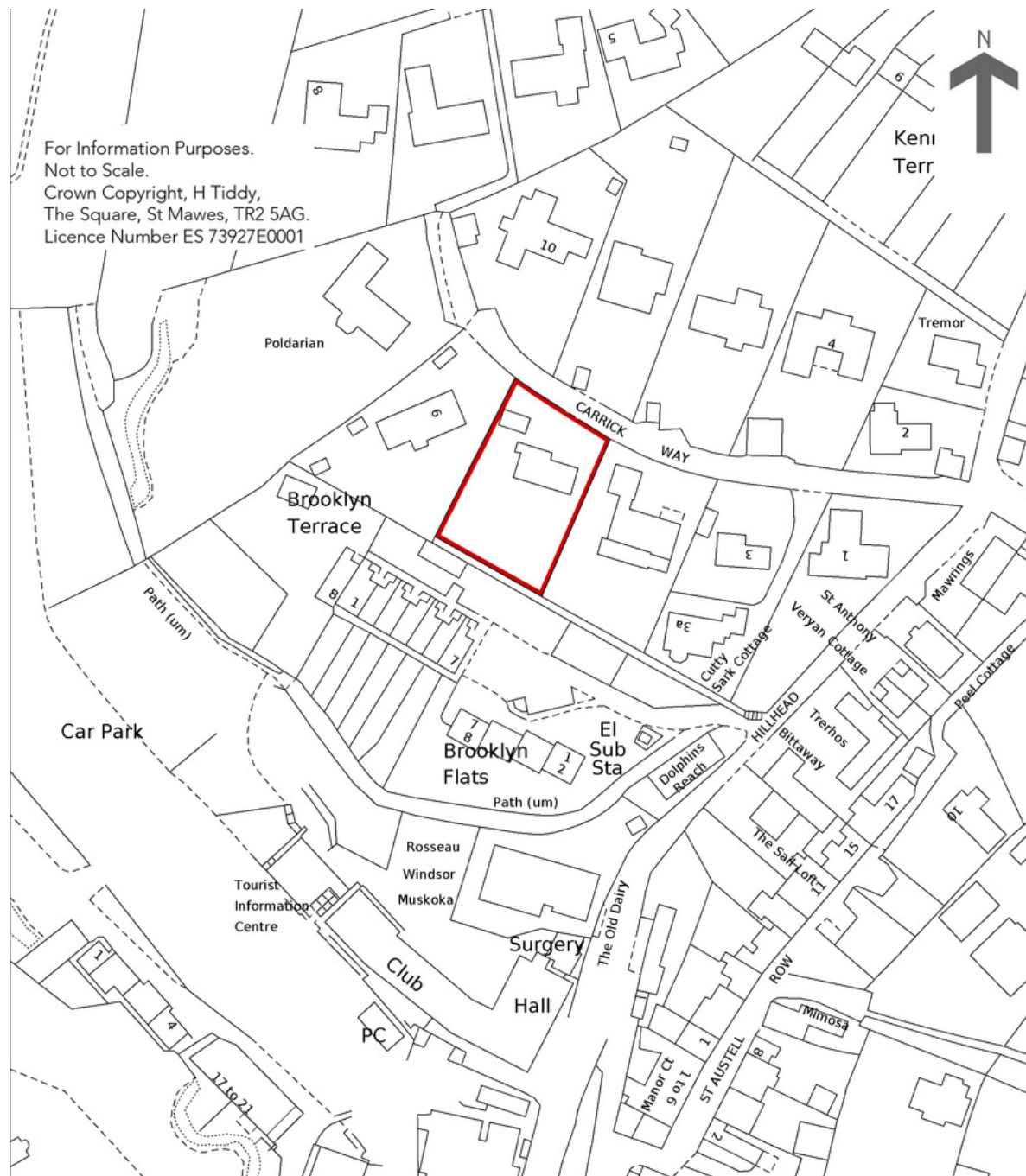
Cornwall

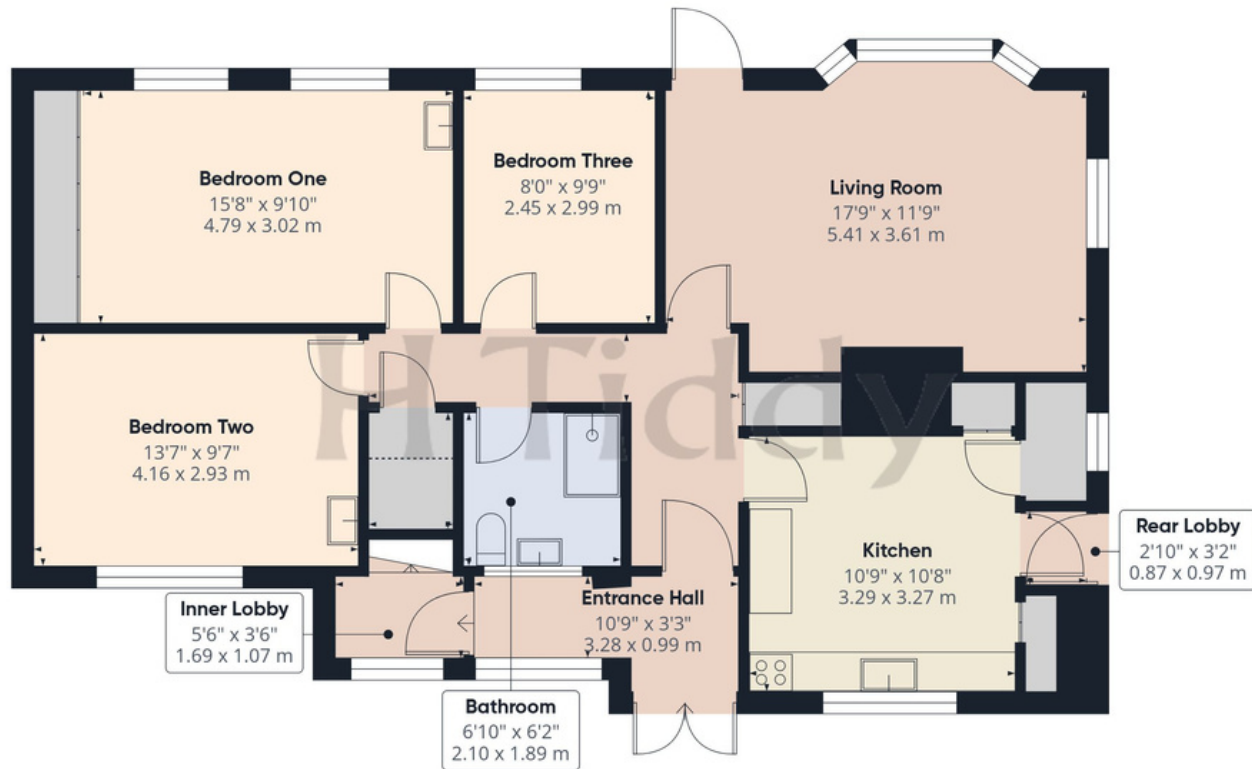
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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

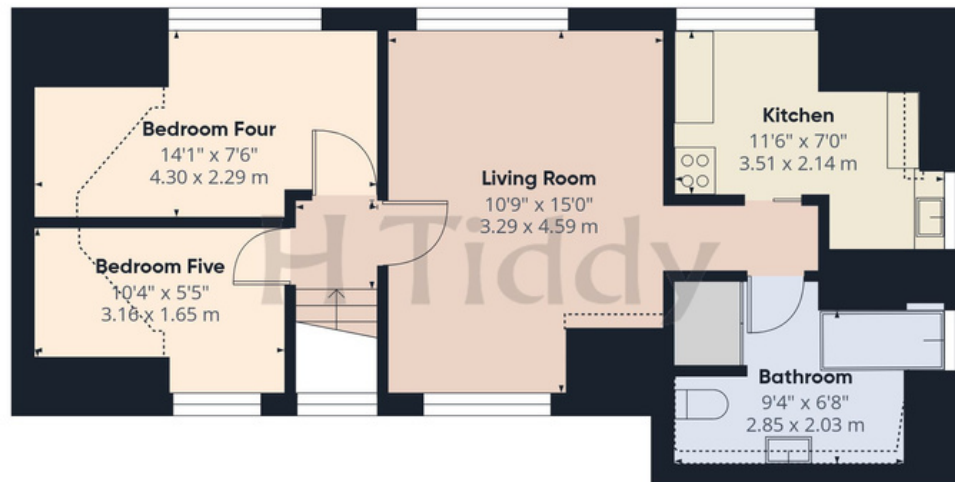
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On the Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1477 ft²
137 m²

Reduced headroom

62 ft²
5.8 m²

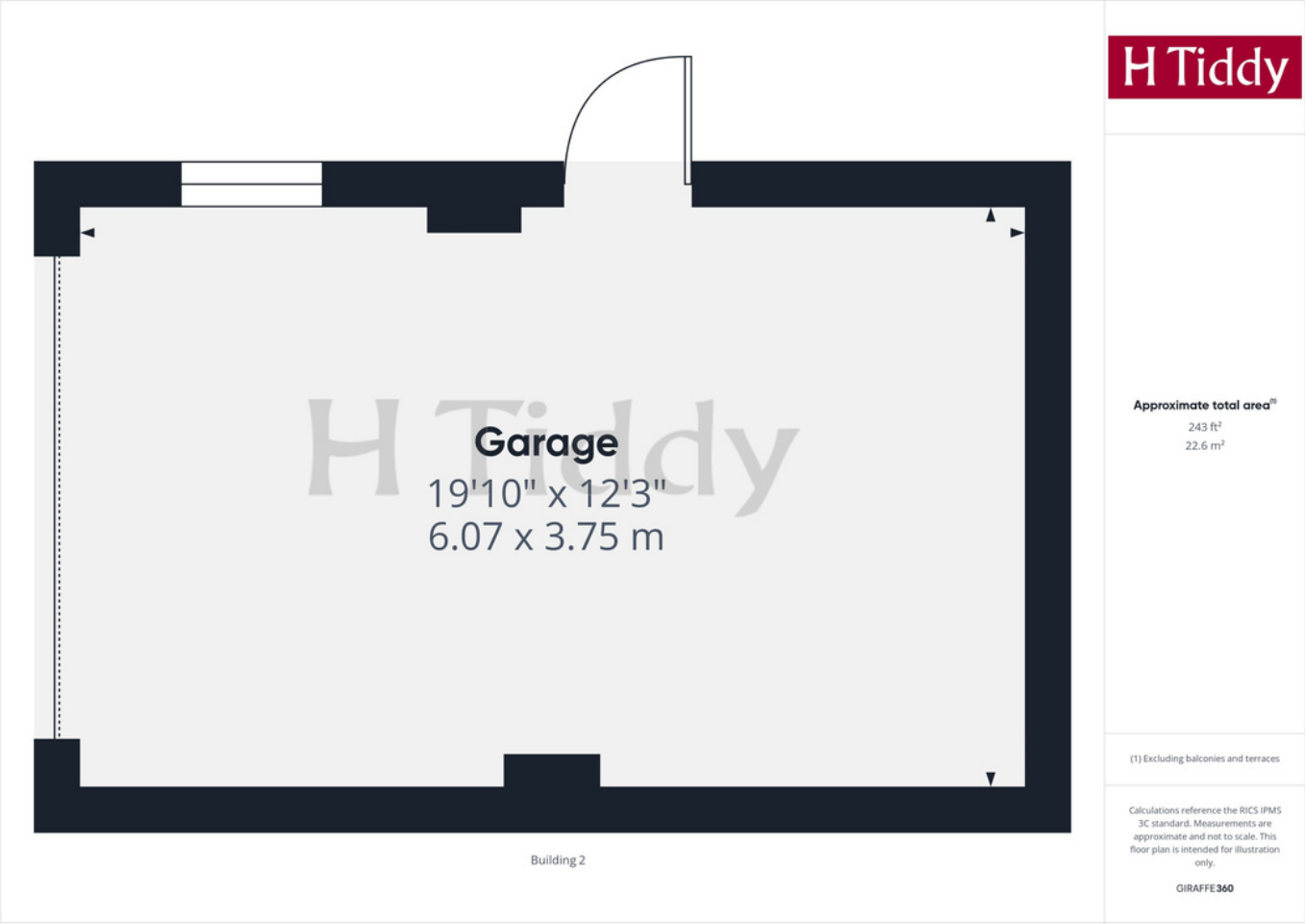
(1) Excluding balconies and terraces

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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Building 2

General Information

Services: Mains water, drainage and electricity. Oil fired central heating. Telephone and television points.

Energy Performance Certificate Rating: F.

Council Tax Band: G.

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

Tenure: Freehold

Land Registry Title Number: CL371611.

Viewing: Strictly by appointment with H Tiddy.

Byways

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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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