



Hir Kemmys

H Tiddy



Hir Kemmyns

A striking architect-designed, eco-conscious light filled coastal home, thoughtfully extended and reimagined over time. Just a short stroll from scenic coastal walks, beaches, shops, water sports, and acclaimed restaurants. Hir Kemmyns commands far-reaching views across St. Mawes Harbour and St. Anthony National Trust Headland towards the Sea.

Accommodation Summary

(Measurements are Approximate)

Gross Internal Floor Area : 3,055 sq.ft (283.8 sq.m.)

Plus, Balconies and Terraces: 280 sq.ft. (26 sq.m.)

Ground Floor

Internal Floor Area: 1,137 sq.ft (105.7 sq.m.)

Reception Hall, Principal Bedroom with En Suite Bathroom, Guest Bedroom 2 with En Suite Bathroom, Bedroom 3, Bedroom 4, Family Bath and Shower Room, Feature Staircase.

First Floor

Internal Floor Area: 1,172 sq.ft (108.8 sq.m.)

Upper Hall, Living / Dining Room, Balcony, Kitchen / Breakfast Room, Sitting Room / Study, Utility Room, Cloakroom.

Detached Garage / Potential Annexe

Detached Double Garage with connecting Kitchen plus First Floor Store room.

Outside

Plot Size Circa 0.41 of an Acre

Electronic entrance gateway and drive to a large Parking Forecourt. Cornish wall borders. Area of lawn. Full width patio with water views, plus small additional seating area. The rear gardens are laid to lawn with mature shrubs dispersed, bordered by Cornish hedging topped with Griselinia hedge. Detached Timber Shed. Children's play area and sunken trampoline.



Introduction

Set in a commanding position, this exceptional coastal residence is flooded with natural light and offers sweeping, uninterrupted views over the Percuil River, St Mawes Harbour, and the open sea beyond. Expansive balconies and terraces invite effortless indoor-outdoor living, while the vibrant heart of St Mawes, with its fine dining, boutique shops, golden beaches, and scenic coastal paths, is just a short stroll away.

A detached double garage, thoughtfully built and designed with a separate kitchen and store room, provides exciting potential for conversion, subject to any necessary consents into a self-contained annexe, home office, or studio, adding versatility to an already remarkable home.

Blending elegance, comfort, and the ever-changing drama of the Cornish coastline, this property offers a truly captivating coastal lifestyle. Hir Kemmyns is a home that perfectly combines contemporary comfort, spectacular views, and effortless indoor-outdoor living. We invite you for a private accompanied viewing to experience this special house for yourselves.



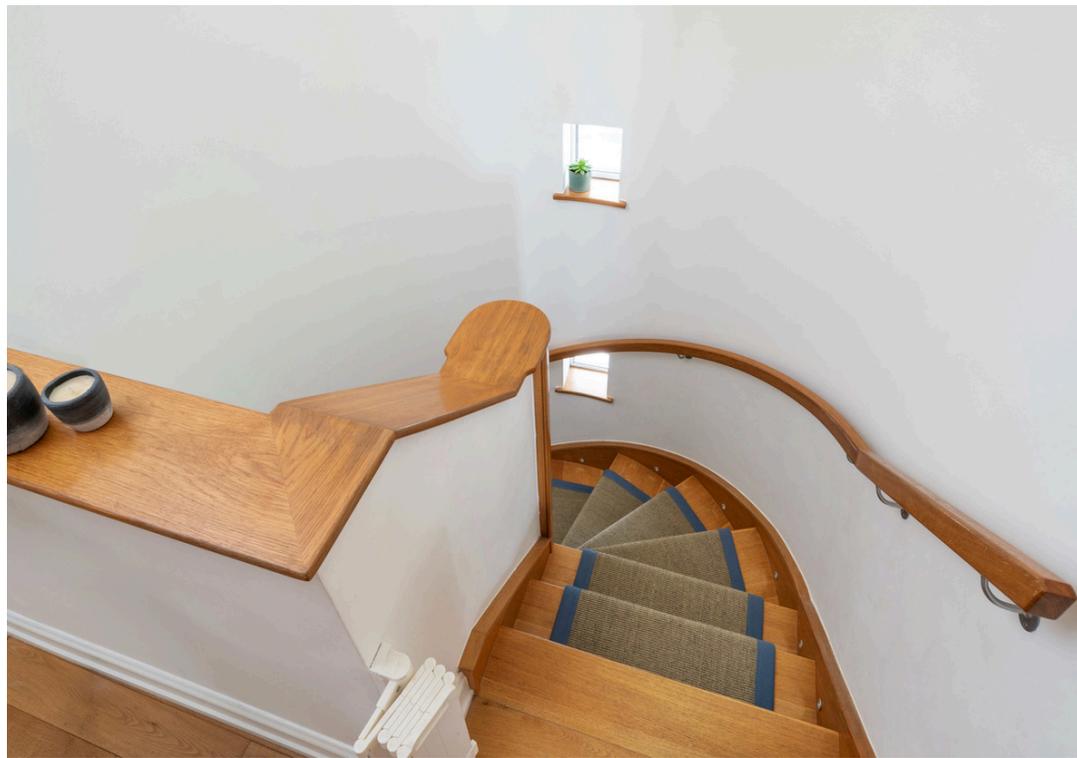
Step Inside

This stunning residence blends contemporary design with exceptional craftsmanship, creating a light-filled, stylish home in a spectacular coastal setting. Built in 2011 by a renowned local builder, it features premium finishes, sustainable elements, and thoughtful architectural details, including a sweeping oak staircase, skylights, and porthole-style windows.

From the upper hall, doors open to both the modern kitchen breakfast room, with a convenient utility, and the open plan living and dining area. Both spaces flow effortlessly onto a feature south facing balcony, offering breathtaking harbour, sea and countryside views. A stainless-steel staircase leads directly down into the gardens, seamlessly connecting indoor and outdoor living. A versatile secondary sitting room accessed off the living room provides space for a media room, study or quiet retreat. And a cloakroom off the upper hall adds practical convenience.

On the ground floor, the principal suite, guest suite and third bedroom all enjoy direct access to a rear garden terrace and capture fabulous river, harbour and countryside views. A fourth generously proportioned bedroom and a beautifully appointed family bathroom complete the sleeping accommodation.







The Views

Hir Kemmyns enjoys an exceptional vantage point, offering sweeping panoramas along the Percuil River and across the shimmering waters of St Mawes Harbour towards Amsterdam Point and St Anthony National Trust owned Headland, extending all the way to the open sea. Each day reveals a new scene, sunlit summer sails, the soft glow of winter light on the water, and the constant movement of marine life, creating a wonderfully captivating and ever-changing backdrop.



Step Outside

The front gardens are predominantly laid to lawn for ease of maintenance, bordered by traditional Cornish hedging. From an electronic gateway, a tarmac driveway sweeps around to a generous parking area, providing direct access to a double detached garage with a kitchen/utility and first-floor store room. The garage was built to offer exciting potential for conversion into a self-contained residential annexe, home office, or studio, subject to planning consent.

A paved patio leads to the main entrance and continues around the sides of the property to a rear terrace. On one side is a detached timber shed. The rear gardens are thoughtfully laid to lawn, interspersed with mature shrubs, and enclosed by Cornish hedging, offering both privacy and charm. From here, delightful water, harbour and countryside views can be enjoyed, creating a tranquil and picturesque setting that perfectly complements the home's coastal location.



Location Summary

(Distances and times are approximate)

St Mawes Castle and Southwest Coastal Path: 500-yard walk. St Mawes Village Centre: 0.5-mile walk. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by rail.

St Mawes

The exclusive Cornish coastal village of St Mawes was voted “Top Seaside Town in the UK” in a 2020 Which? Customer Survey. 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. 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 a bakery, 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, an active sailing club, gig rowing club, tennis club, bridge club and various societies.

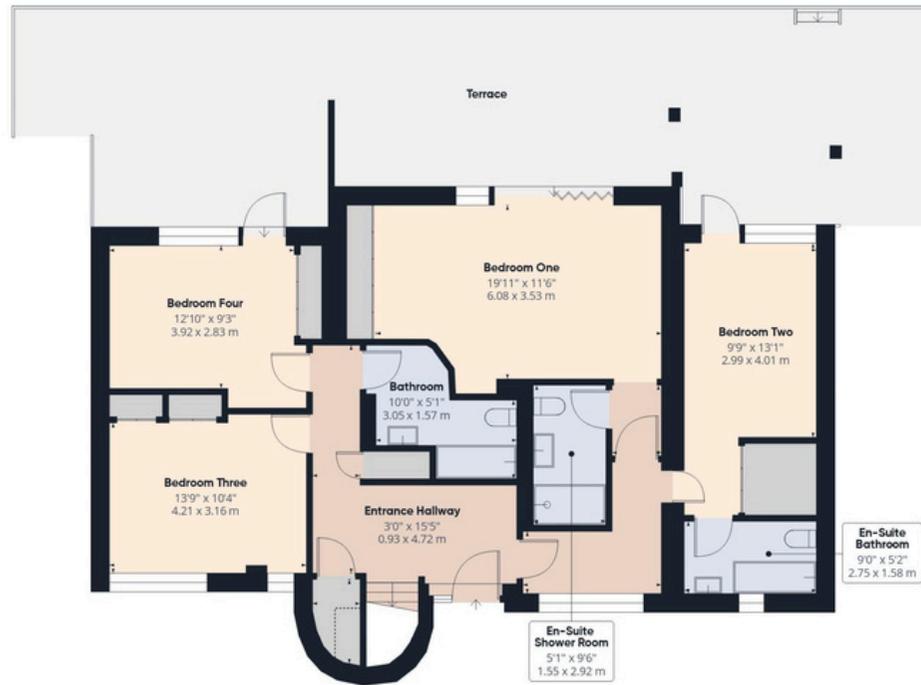
Cornwall

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), Adam Handling (Newquay), 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.





Ground Floor Hir Kemmys



Floor 1 Hir Kemmys



Approximate total area⁽¹⁾

2309 ft²

214.5 m²

Balconies and terraces

280 ft²

26 m²

Reduced headroom

6 ft²

0.6 m²

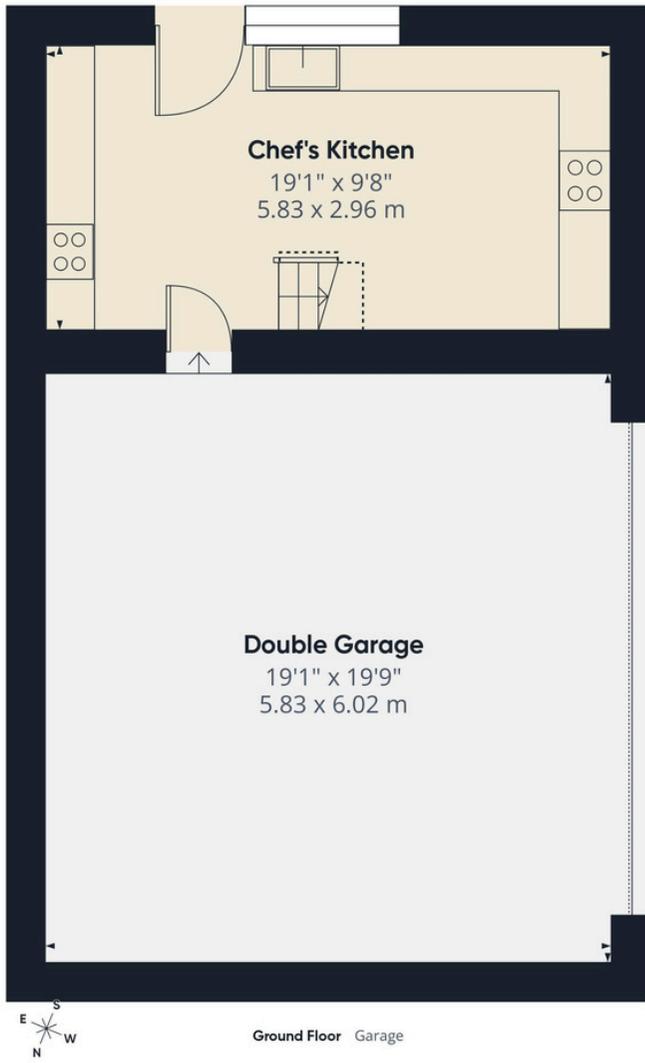
(1) Excluding balconies and terraces

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.

GIRAFFE360



Approximate total area^m
746 ft²
69.3 m²

Reduced headroom
92 ft²
8.6 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.

GIRAFFE360

General Information

Services: Mains water, electricity and private drainage. Oil fired central heating. Solar Panels.

Energy Performance Certificate Rating: B.

Council Tax Band: G.

Tenure: Freehold.

Viewing: Strictly by appointment.

General Information

(Including Key Facts for Buyers)

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



Hir Kemmyns

Upper Castle Road
St Mawes
Cornwall
TR2 5BZ

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'.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

H Tiddy