



The Old Rectory

The Old Rectory

A historically significant Cornish estate of timeless beauty and quality, exquisitely and meticulously restored, encircled by world-class designed landscaped gardens and spectacular coastal scenery.



Accommodation Summary

(Measurements are approximate and for information purposes only)

The Old Rectory

Gross Internal Floor Area (Excluding eaves storage): 4,164 sq.ft (461.2 sq.m.)

Ground Floor

Internal Floor Area: 2,167 sq.ft (201.3 sq.m.)

Reception Hall with Principal Staircase, Drawing Room, Dining Room, Music Lobby, Library, Sitting Room, Orangery, Kitchen / Breakfast Room, Utility / Cloakroom, Inner Hall with Secondary Staircase.

First Floor

Internal Floor Area: 1,575 sq.ft (146.3 sq.m.)

Main Landing, Principal Bedroom with En-Suite Shower Room, Bedroom Two, Inner Landing, Family Bathroom, Upper Landing, Bedroom Three with En-Suite Shower Room, Bedroom Four with En-Suite Shower Room.

Second Floor

Internal Floor Area: 497 sq.ft (46.2 sq.m.)

Landing, Bedroom Five, Bathroom, Bedroom Six, Eaves Storage Room.

Basement

Internal Floor Area: 725 sq.ft (67.4 sq.m.)

Cellar with Laundry and Games Room.

The Coach House Annexe

Gross Internal Floor Area (Excluding outside WC & balcony): 1,118 sq.ft (103.8 sq.m.)

Ground Floor

Internal Floor Area: 608 sq.ft (56.5 sq.m.)

Entrance Hall, Cloakroom WC, Sitting Room, Dining Hall, Kitchen.

First Floor

Internal Floor Area: 510 sq.ft (47.4 sq.m.)

Principal Bedroom with En-Suite Dressing Room and En-Suite Bathroom with separate shower Landing, Bedroom Two, Bathroom.

Rectory Cottage Annexe

Gross Internal Floor Area: 1,262 sq.ft (117.3 sq.m.)

Ground Floor

Internal Floor Area: 633 sq.ft (58.8 sq.m.)

Porch, Cloakroom wc, Sitting Room, Kitchen/Diner.

First Floor

Internal Floor Area: 629 sq.ft (58.4 sq.m.)

Landing, Bedroom One with En-Suite Shower Room, Bedroom Two, Bathroom with separate shower, Bedroom Three.

Garage and Garden Room

Gross Internal Floor Area: 967 sq.ft (89.8 sq.m.)

Ground Floor

Internal Floor Area: 513 sq.ft (47.7 sq.m.)

Garage / Workshop, W/C.

Lower Ground Floor

Internal Floor Area: 454 sq.ft (42.1 sq.m.)

Garden Room, Separate Storeroom.

Outside

Plot Size Circa 1.09 Acres

Landscaped gardens designed by Bunny Guinness, raised viewing terrace, vegetable and flower garden, patio and courtyards, walled coach house garden with Victorian-style greenhouse, terraces and topiary, potting shed.

Introduction

The Old Rectory occupies a privileged position in the highly sought-after creekside village of St Just in Roseland, just two miles from the celebrated harbour of St Mawes on Cornwall's enchanting south coast. Set within an Area of Outstanding Natural Beauty, the estate lies a mere hundred yards from the tranquil waters of St Just Creek, offering both beach and mooring access, and adjoins unspoilt National Trust land and the scenic coastal path.

A Grade II* listed residence of exceptional architectural and historical significance, The Old Rectory is believed to date from 1680–1720, with elegant later Georgian enhancements. Over the past two decades, the property has been meticulously restored by its current owners, blending the grandeur of a country estate with the warmth and practicality of a family home. Every detail reflects its heritage, from hand-crafted fireplaces and bespoke joinery to the careful reinstatement of original features, including sash windows and traditional cast-iron rainwater goods. The result is a home of quiet refinement, timeless craftsmanship, and enduring Cornish character.



The Old Rectory

Boasting six bedrooms and five bathrooms, this characterful and instantly inviting home spans three floors, blending an air of grandeur with a warm, homely atmosphere. Original features abound, including historic fireplaces, wood panelling, and classic sash windows.

The Drawing Room and Dining Room retain their generous proportions and classical detailing; each thoughtfully redecorated with subtle references to the home's heritage. In the Drawing Room, a trompe l'oeil feature mirrors the original panelling, while the chimney breast and adjoining alcoves reflect the building's Georgian origins. The Dining Room highlights period details and bespoke joinery, accentuating its historic character. Georgian windows in both principal reception rooms frame picturesque garden views.

The ground floor has been sensitively reconfigured to improve circulation and daily functionality. A welcoming Entrance Hall leads to the Drawing Room and a spacious Library, complete with custom bookcases. A charming Sitting Room preserves original fittings from its former use as a laundry, including a copper wash tub and drying pegs. The Kitchen and Orangery form the heart of the home, designed for modern family life with a triple aspect and direct access to terraces and gardens. The Orangery, added in 2002, provides a year-round space perfect for entertaining or enjoying the shifting light of the Cornish coast.

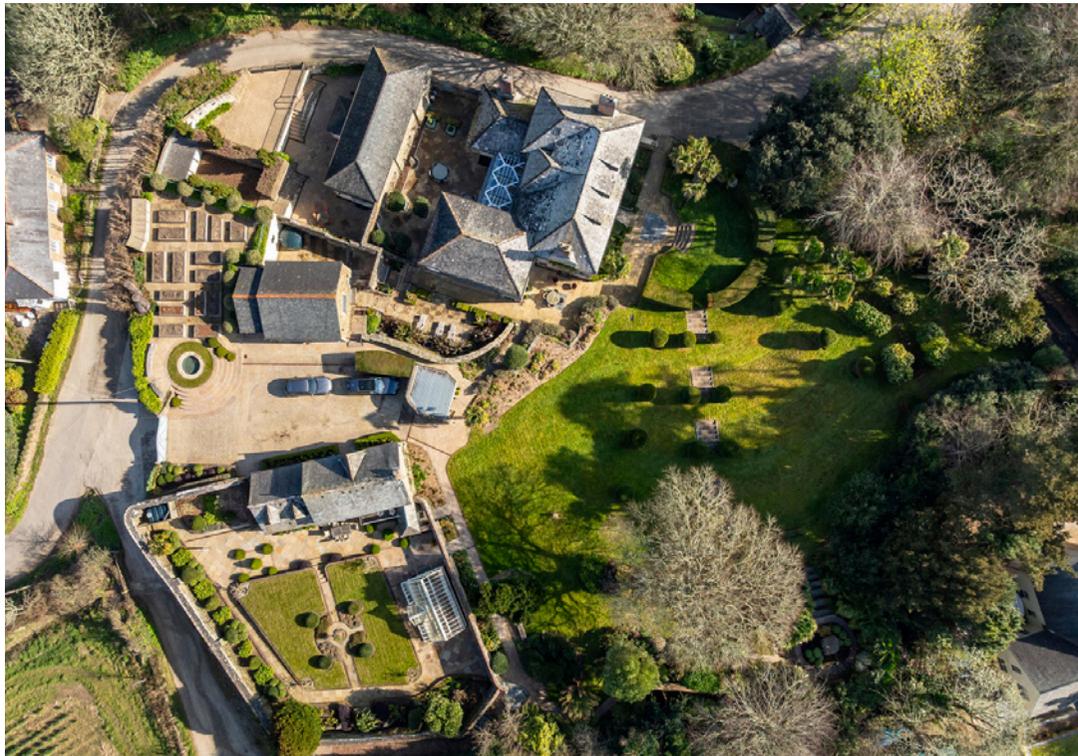
A secondary entrance connects to the Kitchen, Cloakroom, and Utility Room, with stairs descending to the Cellar level, which now accommodates a large Laundry Room, Gym or Games Area, and generous winter storage.

On the first floor, a major reconfiguration created four expansive Bedroom Suites, with restored cornices, bespoke joinery, and window seats, accompanied by individually styled Bathrooms. The second floor offers two further double Bedrooms and a Family Bathroom, providing a versatile layout ideal for both family life and hosting guests. All Bedrooms enjoy views over the landscaped gardens.









The Coach House

Once serving as a cart shed and stables, the Coach House has been thoughtfully restored and extended to form a stylish, self-contained Annexe. The property features two Bedrooms, two Bathrooms, a Dressing Room, and two Reception Rooms, complemented by a first-floor Balcony and a private Walled Garden adorned with fruit trees and formal landscaping. A delightful Victorian-style Greenhouse, designed to complement the house, adds both practical functionality and year-round visual charm.



Rectory Cottage

Situated across a patio to the main house, Rectory Cottage is believed to have been part of the original Rectory and was thoughtfully refurbished by the current owners to form a stylish, self-contained Annexe. The Cottage offers an open-plan Kitchen and Living Area, a principal Bedroom with an Ensuite Shower, two further Bedrooms, and a Family Bathroom. The landscaped Garden features terraces and steps, designed to provide privacy and a serene outdoor living environment and its own parking courtyard.

Outbuildings

The estate's outbuildings are substantial and thoughtfully arranged. A purpose-built Garage and lower-level Garden Room, featuring handcrafted wooden doors and slate accents, provide secure parking from the spacious courtyard, as well as workshop facilities and additional storage. The space also includes a WC and extensive attic, offering further potential if desired. Additional outbuildings comprise a potting shed with electricity and a garden WC, all designed to complement the estate's architectural character.



The Gardens and Grounds

The gardens have been masterfully reimagined and created by award-winning and world-renowned landscape architect Bunny Guinness, creating a series of exquisite 'garden rooms' that harmoniously complement the grandeur of the house and its stunning setting. The result is a captivating and highly functional landscape, where texture, colour, and form are meticulously curated to delight every sense.

A central pathway leads through a flower and vegetable garden, featuring raised beds, a serene dipping pool, and a seating enclave with stunning views, ideal for alfresco entertaining. The rear gardens extend the sense of refined elegance, with a Mediterranean-style courtyard, meticulously sculpted topiary, and terraced lawns with majestic palms. From the viewing terrace, breathtaking panoramas stretch across the Carrick Roads, while the adjoining National Trust land offers unparalleled privacy and a sense of boundless space.

Planting throughout the gardens is exceptional, showcasing specimen palms, camellias, heritage roses, and a selection of ornamental shrubs, all arranged to create an ever-changing tapestry of colour and fragrance. The gardens are further elevated by bespoke ironwork, hand-forged gates and railings, original sculptures, a Celtic cross, and a carved slate poem by Christina Rossetti. Period-style lanterns and thoughtfully placed lighting accentuate the sculptural and architectural details, imbuing the grounds with a serene, reflective ambiance.





Location Summary

(Distances and times are approximate)

St Just Church Lychgate: 50 yards. Renwicks Café: 175 yards. St Just (Pasco's) Boatyard: 200 yards. St Mawes village centre: 2 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3.6 miles. Pendower Beach: 4 miles. Truro (via ferry): 8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

Location

The churchyard of St Just in Roseland Church is famously described by Sir John Betjeman as "to many people the most beautiful churchyard on earth." The village itself is renowned for this idyllic waterside setting, where the charming creekside church sits within a tranquil and picturesque landscape. Local amenities include Renwicks café and a well-equipped boatyard with deep creek moorings, providing effortless access to the excellent sailing waters of The Carrick Roads and Falmouth Bay. For wild-water swimming enthusiasts, St Just Bar and St Just Pool offer a stunning natural haven.

Nearby, St Mawes is an enchanting south-facing harbour village, often described by the Daily Mail as "Britain's St Tropez." Situated on the eastern side of the Fal Estuary within an Area of Outstanding Natural Beauty, much of its surrounding landscape is owned by the National Trust. The village is centred around its charming harbour, beaches, and historic castle. An all-year-round pedestrian ferry provides convenient access to Falmouth, while a seasonal ferry runs to Place, offering connections to the scenic coastal walks of St Anthony Headland. A regular daily bus service links St Mawes with Truro, also calling at Portscatho and Tregony, ensuring excellent local connectivity.

Local Amenities

St Mawes offers a wide range of amenities, open throughout the year, including a bakery, a convenience store, post office and newsagent, medical and dental services, a pharmacy, village hall, social club, churches, delicatessen, and boutique clothing shops. The village is also home to two welcoming public houses, alongside an excellent selection of cafés, restaurants, art galleries, gift shops, and ice cream parlours. Renowned for luxury hospitality, Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel attract discerning visitors from around the world. St Mawes boasts superbly varied and accessible sailing waters and an active sailing club, offering a full programme of events to suit all ages and abilities.

Cornwall

The Duchy of Cornwall offers an exceptional array of cultural and leisure attractions, including the world-renowned Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro serves as Cornwall's principal commercial and financial centre, featuring an excellent selection of shops, prestigious private schools, a college, and the region's main hospital at Royal Cornwall Hospital, Treリスケ.

Fine Dining Restaurants

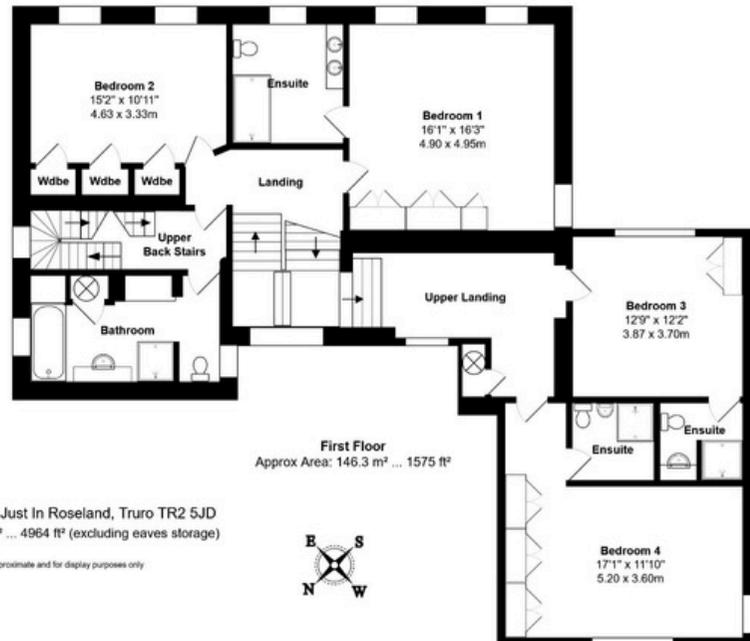
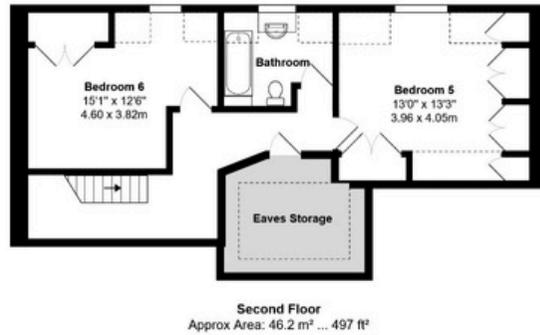
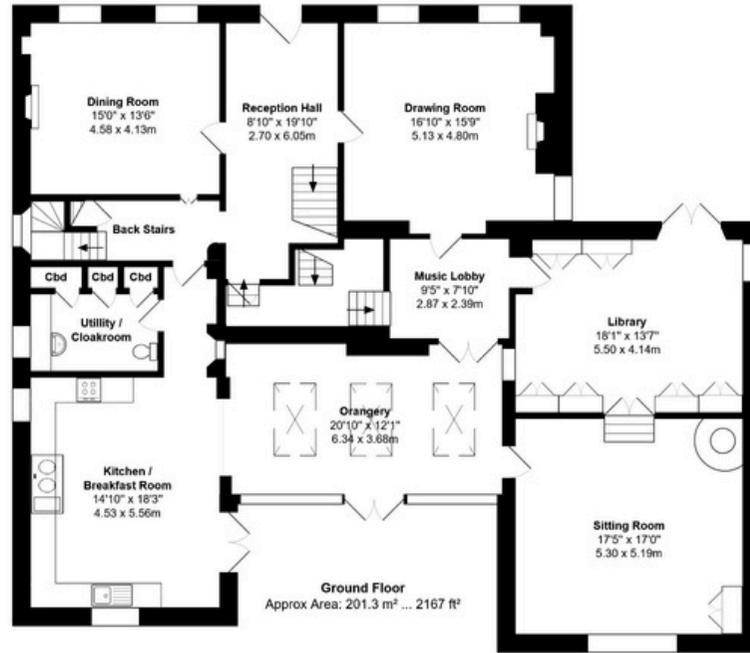
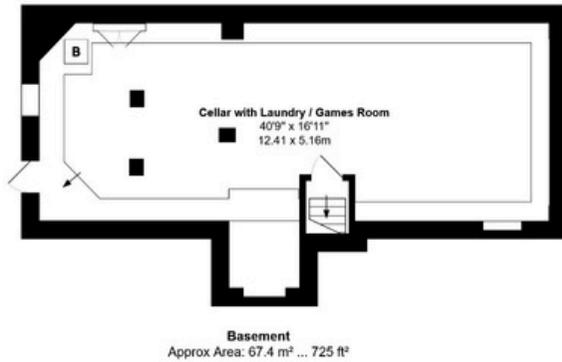
The region is renowned for its exceptional dining, with a wealth of Michelin-starred and celebrity chef restaurants. In nearby Padstow and Port Isaac, acclaimed chefs such as Rick Stein, Nathan Outlaw, and Paul Ainsworth offer world-class culinary experiences. On the Roseland Peninsula, gastronomic highlights include Andre Lima at the AA 5 Star Nare Head Hotel at Carne Beach, 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.





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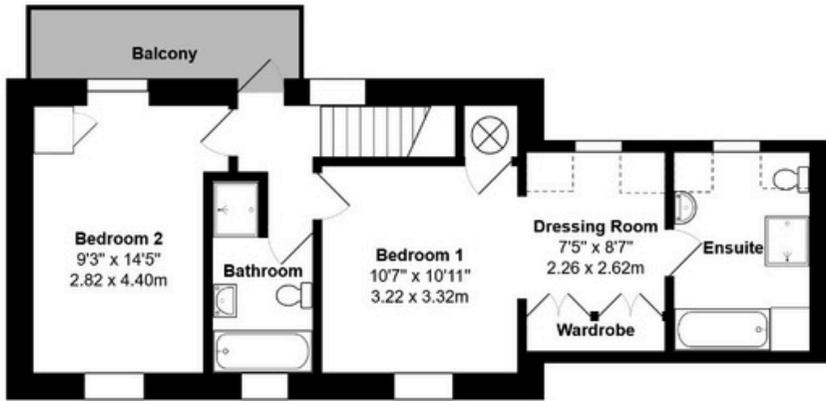




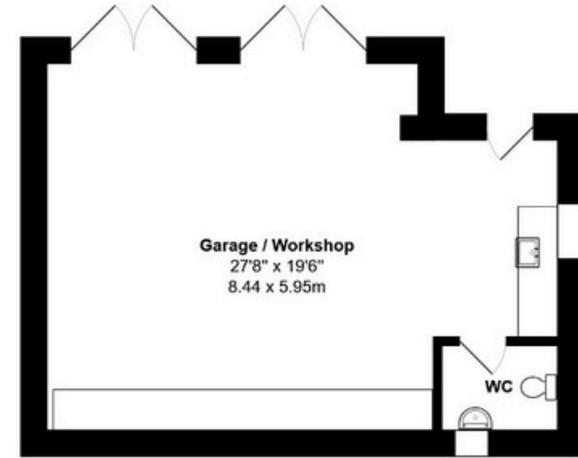
The Old Rectory, St Just In Roseland, Truro TR2 5JD
Total Approx Area: 461.2 m² ... 4964 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only

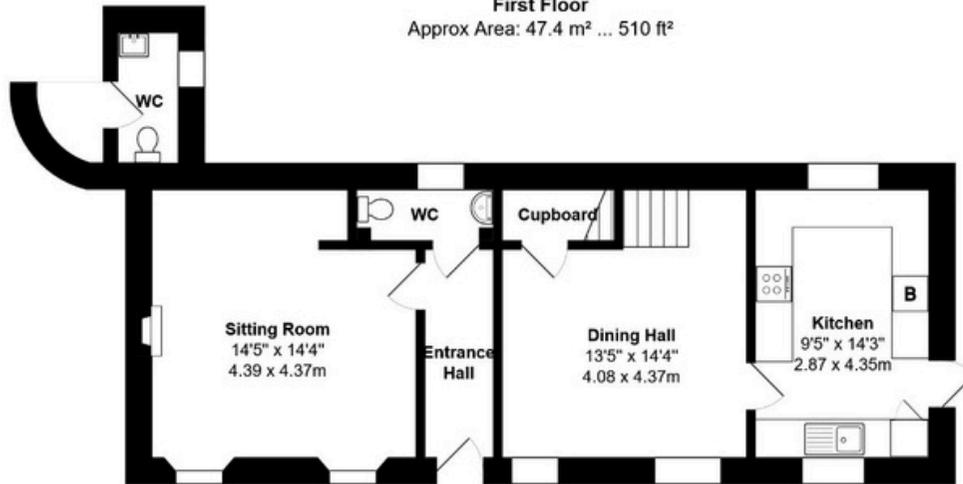




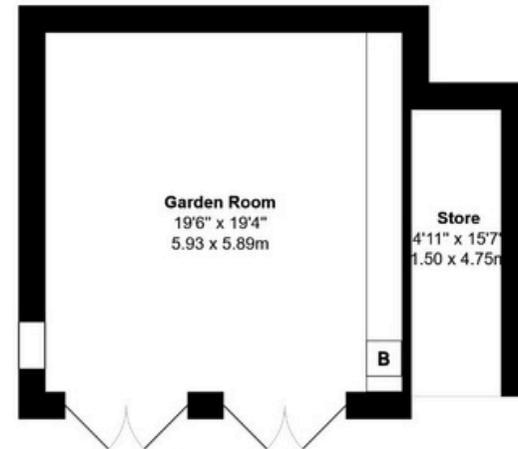
First Floor
 Approx Area: 47.4 m² ... 510 ft²



Garage First Floor
 Approx Area: 47.7 m² ... 513 ft²



Ground Floor
 Approx Area: 608 ft² ... 56.5 m²

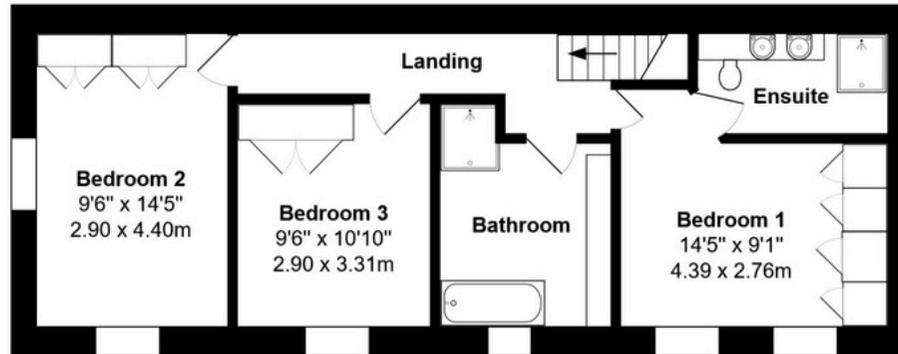


Garage Ground Floor
 Approx Area: 42.1 m² ... 454 ft²

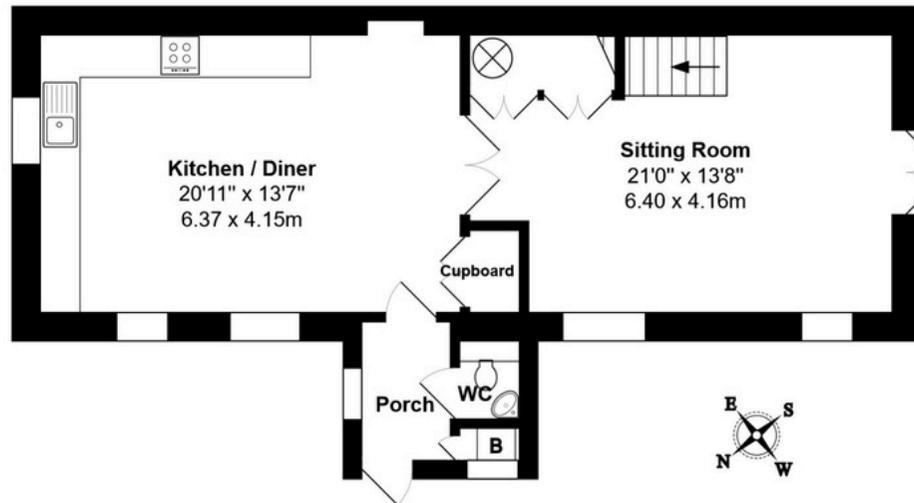
The Coach House, St Just In Roseland, Truro TR2 5JD
 Total Approx Area: 103.8 m² ... 1118 ft² (excluding outside wc & balcony)

All measurements are approximate and for display purposes only





First Floor
 Approx Area: 58.4 m² ... 629 ft²



Ground Floor
 Approx Area: 58.8 m² ... 633 ft²

Rectory Cottage, St Just In Roseland, Truro TR2 5JD

Total Approx Area: 117.3 m² ... 1262 ft²

All measurements are approximate and for display purposes only

General Information

Services: All properties are heated via oil-fired central heating. Mains electricity and water. Private drainage.

Energy Performance Certificate Rating: The Old Rectory: F / Rectory Cottage: C
The Coach House: F

Council Tax Band: The Old Rectory: G / Rectory Cottage: D / The Coach House: F

Tenure: Freehold.

Land Registry Title Numbers: CL155004 and CL66729

English Heritage Listed Building: Grade II* (List Entry Number 1328968)

Viewing: Strictly by appointment with H Tiddy.

General Information

(Including Key Facts for Buyers)

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



The Old Rectory

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