



Jasmine Cottage



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A striking blend of character and contemporary design, Jasmine Cottage is a turn-key home in one of St Mawes' most coveted roads. Panoramic views, private parking, and flexible living make it a truly exceptional and rare opportunity.



Accommodation Summary

Gross Internal Floor Area : 1,110 sq ft (103.1 sq m).
(Including Sun Terrace and Garden Room)

Ground Floor

Entrance Hall, Three Double Bedrooms, Two with En-Suite Bath/Shower Rooms, Separate Shower Room.

First Floor

Open Plan Kitchen, Dining and Living Room, Sun Terrace.

Outside

Paved Parking Area for Two Cars, Garden Room, Pergola Seating Area.



Internally

Tucked away in the very heart of St Mawes, Jasmine Cottage is a rare find – a beautifully renovated coastal retreat that marries traditional charm with the very best of contemporary living. Thoughtfully reimagined and finished to an exceptional standard throughout, this home offers both style and substance in equal measure.

The accommodation is arranged with a clever reverse-level layout. The ground floor opens into a welcoming entrance hall, leading to three generous double bedrooms, each served by luxurious bathrooms that echo the property's meticulous attention to detail.

Upstairs, the property comes alive with an expansive open-plan living space, where kitchen, dining, and sitting areas flow seamlessly together, finished with bespoke joinery and contemporary fittings. Flooded with natural light and opening onto a private terrace, it's a space designed for gathering, entertaining, and taking in the sublime views – perfectly suited to alfresco dining and long, lazy evenings.



Externally

Beyond the main house, the garden reveals further surprises. A charming garden room provides flexible space – currently used as an occasional overflow guest bedroom and housing laundry appliances – while a cleverly designed pergola area takes outdoor living to another level. Its hydraulic lift table transforms with ease, becoming a daybed for lounging in the sunshine, with spectacular views over towards Falmouth Bay.

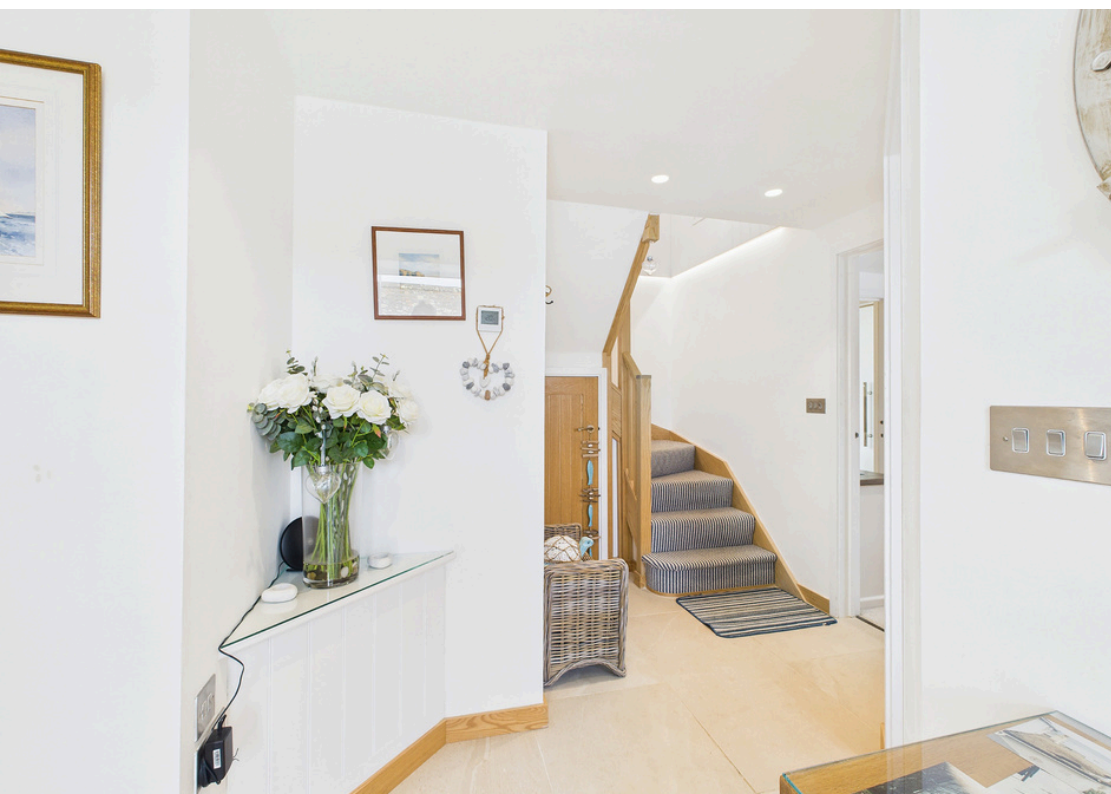
Practicality has not been forgotten: the property boasts a private parking area large enough for at least two vehicles, a genuine rarity in the centre of St Mawes.

The Views

From its elevated southerly position, Jasmine Cottage commands some of the most breathtaking views in St Mawes. Every principal room and each of the outdoor seating areas have been carefully oriented to capture sweeping, uninterrupted panoramas – stretching across the Percuil River to the unspoiled National Trust countryside, and out over Falmouth Bay toward the distant Lizard Peninsula. By day, the outlook is ever-changing, with a lively display of sailing activity unfolding on the water; by evening, it transforms into a serene coastal vista of rare beauty.







Summary

An ideal holiday retreat with an established holiday letting income, Jasmine Cottage is equally suitable for permanent occupation. Viewing internally is strongly advised to appreciate the views, enviable location, character and privacy this most endearing home offers.



Location Summary

(Distances and times are approximate)

St Mawes Quay and Sailing Club: 350 yards walk. Tavern Beach: 170 yards walk. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 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 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 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.

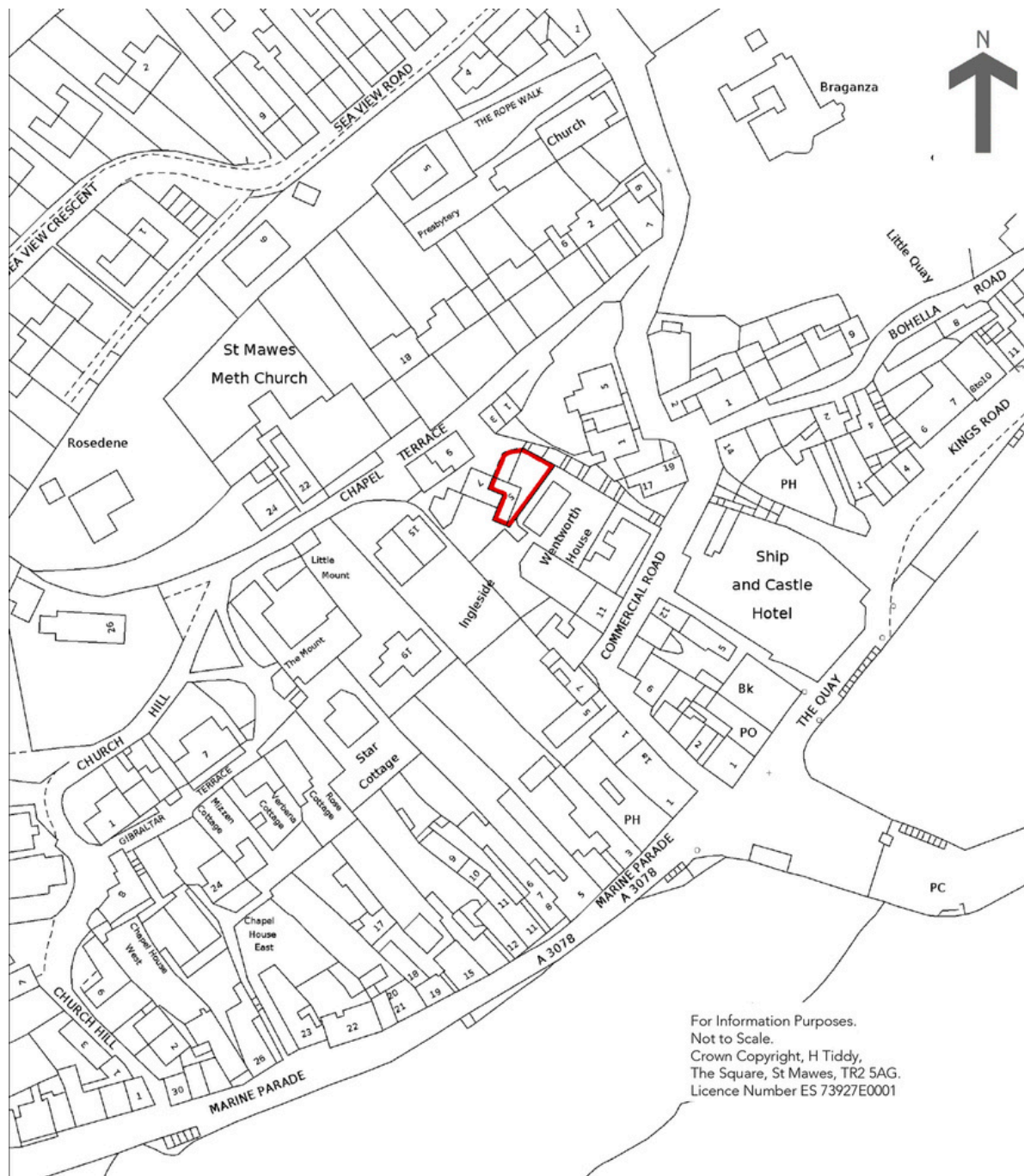
Cornwall

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).

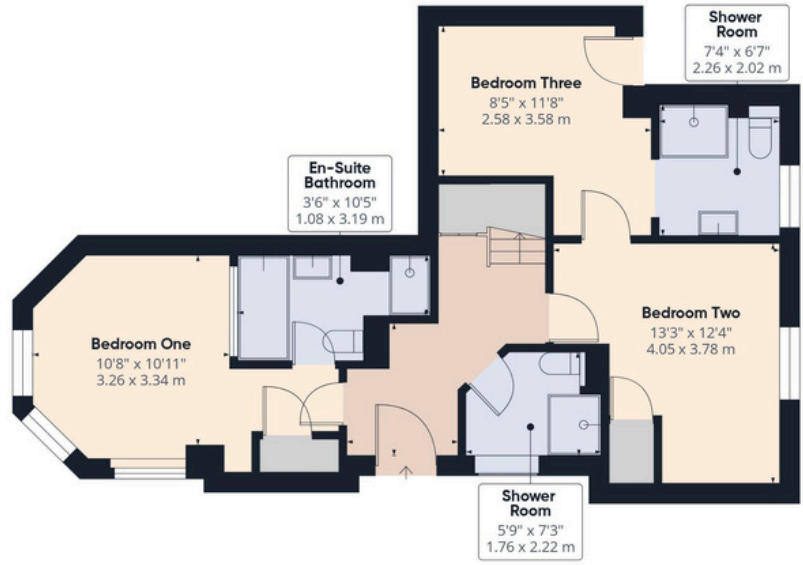
Fine Dining Restaurants

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.





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Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1110 ft²

103.1 m²

Balconies and terraces

146 ft²

13.6 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.

General Information

Services: Mains water, electricity and drainage. Double glazed windows and doors. Solar Panels and Battery Pack. FTTP Full Fibre Broadband.

Energy Performance Certificate Rating: D (59)

Council Tax Band: D.

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.



Jasmine Cottage

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