



Blue Seas

Trelawney Road | St Mawes | Truro | Cornwall | TR2 5BU

H Tiddy

Blue Seas

An exceptional opportunity to purchase a 4-bedroom home in a prime St Mawes location, offering over 2,200 sq ft of accommodation, breathtaking protected harbour views, and a rare relatively level 0.56-acre plot. With significant potential to modernise or re-build, this property presents a unique chance to create a dream coastal residence.

Accommodation Summary

Measurements are approximate

Internal Floor Area: 2299 sq.ft (213.6 sq.m.)

Ground Floor (1421 sq.ft (132 sq.m)):

Open Entrance, Reception Hall, Living Room, Dining/Sitting Room, Kitchen with Pantry, Inner Lobby, Cloakroom W/C, Utility Room with Shower, Bedroom Two, Bedroom Three, Family Bathroom, Bedroom Four/Study.

First Floor

(570 sq.ft (53 sq.m.)) Bedroom One, En-Suite Shower Room, Attic/Loft Room (Unconverted)

Outbuildings:

Detached Garage/Workshop (308 sq.ft (28.6 sq.m.)), Store (Located between the Dining Room and Utility/Shower Room).

Outside

(Plot Size: circa 0.56 of an acre): Driveway and Parking Forecourt. Surrounding Gardens and Sun Terrace.



Introduction

Situated just off one of St Mawes' most exclusive roads, this detached chalet bungalow occupies an enviable south-facing position, capturing far-reaching views across St Mawes Harbour, Summers Beach to the Percuil River, St Anthony Headland and out to the English Channel. Having been in the same family ownership for around 36 years, the property now presents a rare opportunity to secure a substantial home in a prime Roseland Peninsula setting. Notably, the property sits within a highly regarded enclave of superior higher priced homes, reinforcing both the quality of the immediate surroundings and the long-term investment appeal.

A further advantage is the existence of protective covenants which help safeguard the outlook from the property, ensuring the exceptional views remain a defining feature for years to come. Located around 600 yards walk to the harbour and village amenities, this is an increasingly rare opportunity combining position, outlook and future potential.



Property Description

Extending to over 2,200 sq ft, the accommodation is arranged over two floors and offers a flexible layout ideally suited to both permanent living and holiday home use. The property currently provides four bedrooms, two bath or shower rooms and two generous reception rooms, with a natural flow between living spaces and strong connection to the surrounding gardens.

Whilst perfectly liveable, the property would now benefit from modernisation, offering clear scope for a new owner to refurbish, extend or potentially redevelop the site, subject to any necessary planning consents. The combination of its elevated position, surrounding value tone and protected outlook creates a compelling opportunity to significantly enhance both the property and its overall worth.



The Gardens

(Plot size around 0.56 of an acre)The property is approached via a pillared entrance leading to a paved driveway and parking forecourt, providing access to the house, utility area and detached garage. The gardens are a particularly attractive feature, being relatively level and extending around the property, which is uncommon within St Mawes.

Predominantly laid to lawn, the gardens are interspersed with mature shrubs, established trees and well-stocked flower beds, creating a private and sheltered setting. Bordered by hedging, the grounds enjoy a high degree of seclusion while benefiting from the property's favourable south-facing aspect. Additional features include outside tap, coal bunker, log store and gated side access on both sides of the property, allowing easy circulation around the grounds.













Location Summary

(Distance and times are approximate)

Central Village and harbourside: 175 yards. Tavern Beach: 550 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot 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 direct train. Central Village and harbourside: 175 yards. Tavern Beach: 550 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot 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 direct train.

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 harbor village named 'Britain's St Tropez' by the Daily Mail found on the tip of the Roseland Peninsula and the eastern side of the Fal Estuary. In the area of outstanding natural beauty. The village is centred round its quaint harbor, 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

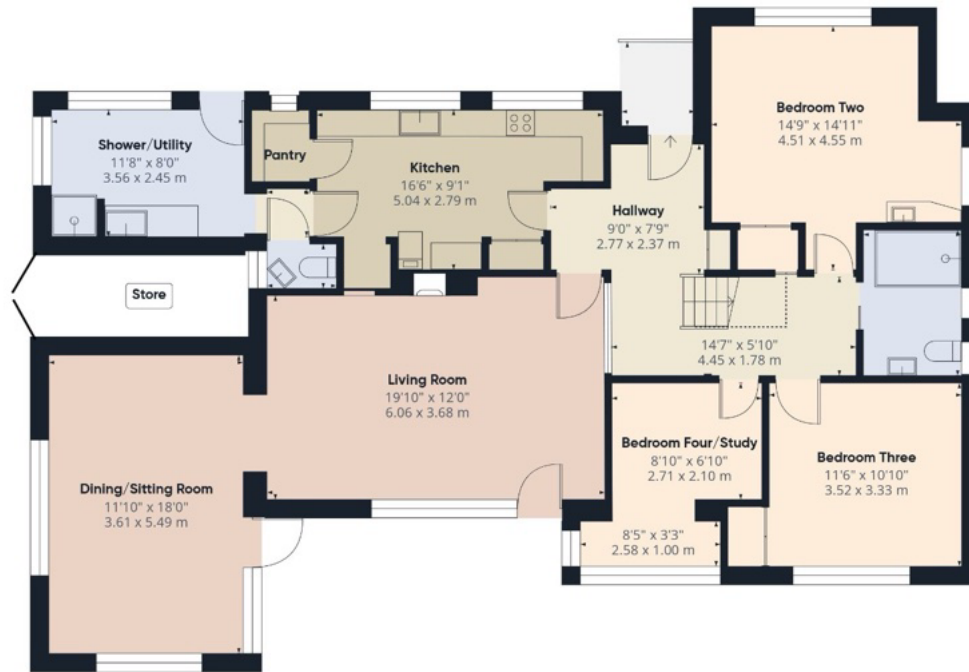
St Mawes has a wide range of amenities, which are open all year, including bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, 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, an active sailing club, gig rowing club, tennis club and bridge club.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Rob Eden (Watergate Bay), 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.

Cornwall

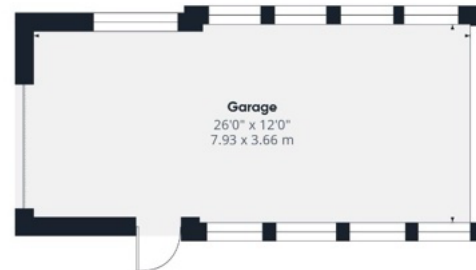
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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



Ground Floor Blue Seas



First Floor Blue Seas



Ground Floor Deatched Garage

Approximate total area⁽¹⁾	2299 ft ² 213.6 m ²
Balconies and terraces	30 ft ² 2.8 m ²
Reduced headroom	38 ft ² 3.5 m ²

(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

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, appliance 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 aspect 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.



General Information

Services: - Mains water, electricity and private drainage. Double glazing. Oil Fired Central Heating (Boiler Not Currently Working).

Energy Performance Certificate Rating: - F

Council Tax Band: G

Tenure: - Freehold

Land Registry Title Number: CL374301

Restrictive Covenant: To the benefit for the owners of Blue Seas a covenant exists to protect the views enjoyed from the property that no dwelling can be built on the gardens to the west of Lugo House and both bungalows (currently called Chy Bre and Summers) on the opposite side of the road cannot increase their roof ridge heights.

Viewing: - Strictly by appointment with H Tiddy Estate Agents. The property is holiday let and can therefore only be viewed on changeover days during the weeks paying guests are staying. Prior to making any travel arrangements please liaise with us.

Key Facts for Buyers

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



H Tiddy Estate Agents

The Square, St Mawes,
Truro, Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk



H Tiddy