



6 The Lookout

St Just in Roseland | Truro | Cornwall | TR2 5LG

H Tiddy

6 The Lookout

A pristinely presented and highly specified contemporary coastal home offering exceptional panoramic water views over the mile-wide Carrick Roads to Mylor Harbour and far-reaching countryside views beyond. Located in the sought after and picturesque creekside village of St Just in Roseland just minutes from the exclusive coastal village of St Mawes.



Accommodation Summary

Internal Floor Area: 1065 sq ft (99 sq m)

Ground Floor: Entrance Vestibule, Reception Hall, Principal Suite with En-Suite Bathroom, Second Bedroom and Family Bathroom, Boot Room/ Rear Entrance Lobby.

First Floor: Feature open-tread oak staircase leads to: Open plan living space. Covered Balcony. Fitted Kitchen with Neff appliances. Dining Room/Bedroom 3

Outside: Two Parking spaces. Stone-faced walling and paved steps with handrail up to a pathway leading to the rear entrance, area of garden mainly laid to lawn. South West Facing Sun Terrace.



Property Description

This modern residence was built by reputable builders around 17 years ago. The property has a wonderful light contemporary feel throughout with the reverse level accommodation providing a very clever use of space, making the most of the stunning coastal setting just minutes from the exclusive coastal village of St Mawes.

The property is finished to high standards with beautiful engineered oak floors and hardwood veneer doors throughout. In turnkey order, this rare find is suitable as either a main or second home.

The Views

Mere photography does not do justice to the beautiful views enjoyed from Creek View. The panorama includes St Just Creek (with its picturesque waterside church and boat moorings), Messack Point, the mile-wide Carrick Roads (Fal Estuary) to Mylor Yacht harbour and far across miles of surrounding Cornish countryside towards the North coast. The property faces towards the west to optimise the ever-changing activity, from ambling oyster boats, yachts racing, water skiers, canoeists, paddle boarders, an abundance of marine wildlife to amazing Cornish sunsets.

6 The Lookout has a wonderful light contemporary feel throughout with the reverse level accommodation providing a very clever use of space, making the most of the stunning coastal setting. The property is finished to exemplary standards with beautiful engineered oak floors and under floor heating plus hardwood veneer doors. The main open plan living space is a particular feature of the property with double height vaulted ceilings, large fireplace with wood burning stove and bi-folding doors to a wonderful large balcony, all taking in the stunning coastal and country views. The open plan living space leads to the well-equipped fitted kitchen complete with a range of high end appliances and an integrated fridge freezer. Also on the first floor is the well-proportioned dining room/third bedroom.



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On the ground floor, the property is entered through an entrance vestibule. The hallway is characterised by the beautifully crafted oak staircase which rises to the first floor. The principal suite is located to the water facing elevation and benefits from a good sized en-suite shower room, large built-in wardrobe and bi folding doors leading to the sun terrace. There is also a large double guest room with built in wardrobe. The Family bathroom is well appointed with large bath with shower over. There is a further rear lobby/boot room which provides a useful storage space and access to the parking and rear garden.

Outside

At the front is a walled fore garden with access gate leading to the front entrance door. To the rear and accessed off Chapel Close is brick paved parking for two cars. Stone-faced walling and paved steps lead paved pathway leading to the rear entrance. The garden is mainly laid to lawn. Immediately beside the house is a west facing sitting-out terrace with views to St Just Creek and Mylor Harbour in the distance.





Location Summary

(Distance and times are approximate)

No. 50 Bus Stop to Truro and St Mawes (via Probus, Tregony and Portscatho): 25 yards. St Just Church and Cafe: 0.4 mile. St Mawes Village Centre: 2 miles. Pendower Beach: 4 miles. King Harry Ferry: 2.5 miles. Truro: 7 miles by car ferry, 15 miles by road. St Austell: 16 miles (London Paddington approx. 4.5 hours by direct train). Falmouth: 12 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay: 26 miles (regular flights to London, UK regional airports and European destinations).

St Just in Roseland

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merges into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an 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. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.



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).



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 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.



General Information

Services: - Mains water, electricity and drainage.

Energy Performance Certificate Rating: - E

Council Tax Band: D.

Land Registry Title Number: CL246363

Freehold

Possession: The property is offered for sale with full vacant possession upon completion.

Viewing: - Strictly by appointment with H Tiddy Estate Agents. Prior to making any travel arrangements please liaise with us.

Key Facts for Buyers

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



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