



Cove Cottage

The Square | St Mawes | Truro | Cornwall | TR2 5DJ



Cove Cottage

An exquisite reverse-level coastal cottage, Cove Cottage occupies a superb central position within the village, tucked away yet conveniently close to the waterfront and village amenities. Beautifully remodelled throughout, with private parking, south-facing outside space and breathtaking 180 degree views, this is a rare and highly desirable opportunity.

Accommodation Summary -

Gross Internal Floor Area

841 sq.ft. (78.13 sq.m.) excluding Basement/Lock Up Store

Ground Floor

Entrance Hall, Two Double Bedrooms, En-Suite Shower Room, Family Bathroom.

First Floor

Open Plan Living Room, Kitchen and Dining Area, South-Facing Balcony.

Outside

Private Parking, Enclosed Sun Terrace Garden, First Floor Sit-Out Balcony with Millboard Decking and Designer Sun Awning.

Description

Cove Cottage is set in a wonderfully central yet tucked-away position within the village, just moments from the waterfront and local amenities. The private parking is a real advantage here, especially in such a sought-after location so close to the water. The newly fitted hardwood double glazed stable door opens into a large and welcoming hallway, where a striking glass balustrade staircase sets the tone for the quality and contemporary finish found throughout. The cottage is arranged with a clever reverse-level layout, designed to take full advantage of the views, with both bedrooms positioned on the ground floor. Amtico flooring runs throughout, creating a seamless and refined finish, while double glazed doors and windows enhance both comfort and appearance.



Property Description -

The principal bedroom is a luxurious and private retreat, complete with built-in wardrobes, a top specification en-suite shower room with underfloor heating, and direct access to an enclosed sun terrace garden. Bedroom two is also a double room, benefitting from two windows and a good-sized built-in wardrobe. The ground floor is further served by an updated family bathroom with spa bath, while plumbing for a washer-dryer is conveniently positioned within a cupboard beneath the staircase.

Upstairs, the property opens into a superb living space where the sense of light, volume and luxury is immediately apparent. Doors lead directly onto a large south-facing sit-out balcony, finished with Millboard decking and enjoying breathtaking 180 degree views. A designer sun awning extends over the balcony, allowing the space to be enjoyed comfortably throughout the day. A designer Chilli Penguin log burner provides a stylish focal point within the room, complemented by a full wall framed feature mirror with smart LED lighting, cleverly reflecting the exceptional outlook back into the living space.

The kitchen and dining area is open plan and split level to the main living space, with two windows also taking in the spectacular 180 degree views. Completely remodelled by Susie Hammond Kitchens, it has been thoughtfully designed to maximise both storage and usability. Solid wood cabinetry, granite work surfaces and a range of built-in Neff, Smeg and Bosch appliances create a high-quality, timeless finish. A bespoke built-in dining table with storage benches and mirror over provides a particularly clever and elegant use of space.

The property is served by oil fired central heating, with designer radiators and smart Worcester boiler controls, combining efficient modern comfort with the cottage's considered design and elevated specification.

Externally

Cove Cottage offers outside space on both levels, carefully designed to make the most of its sunny orientation and coastal setting. The principal bedroom opens onto an enclosed and private sun terrace garden, providing a quiet and sheltered retreat. At first floor level, the south-facing sit-out balcony is finished with Millboard decking and fitted with a designer sun awning, creating a wonderful space for morning coffee, alfresco dining or simply enjoying the ever-changing outlook.



Cove Cottage -

The Views

From the first floor living space and balcony, Cove Cottage enjoys exceptional 180 degree views. The reverse-level arrangement has been carefully considered to maximise this outlook, with the living room, kitchen and dining area all positioned to capture the scenery.

The balcony provides a superb vantage point, while the full wall mirror within the living area further enhances the sense of light, space and connection to the view.

Summary

A beautifully finished and cleverly arranged coastal cottage, Cove Cottage combines central village convenience, private parking, luxurious interiors and remarkable views. Equally suited as a refined coastal retreat, holiday home or permanent residence, viewing is strongly recommended to appreciate the quality, position and rarity of this most appealing home.





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 'Britian's St Tropez' by the DailyMail 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 Amenties

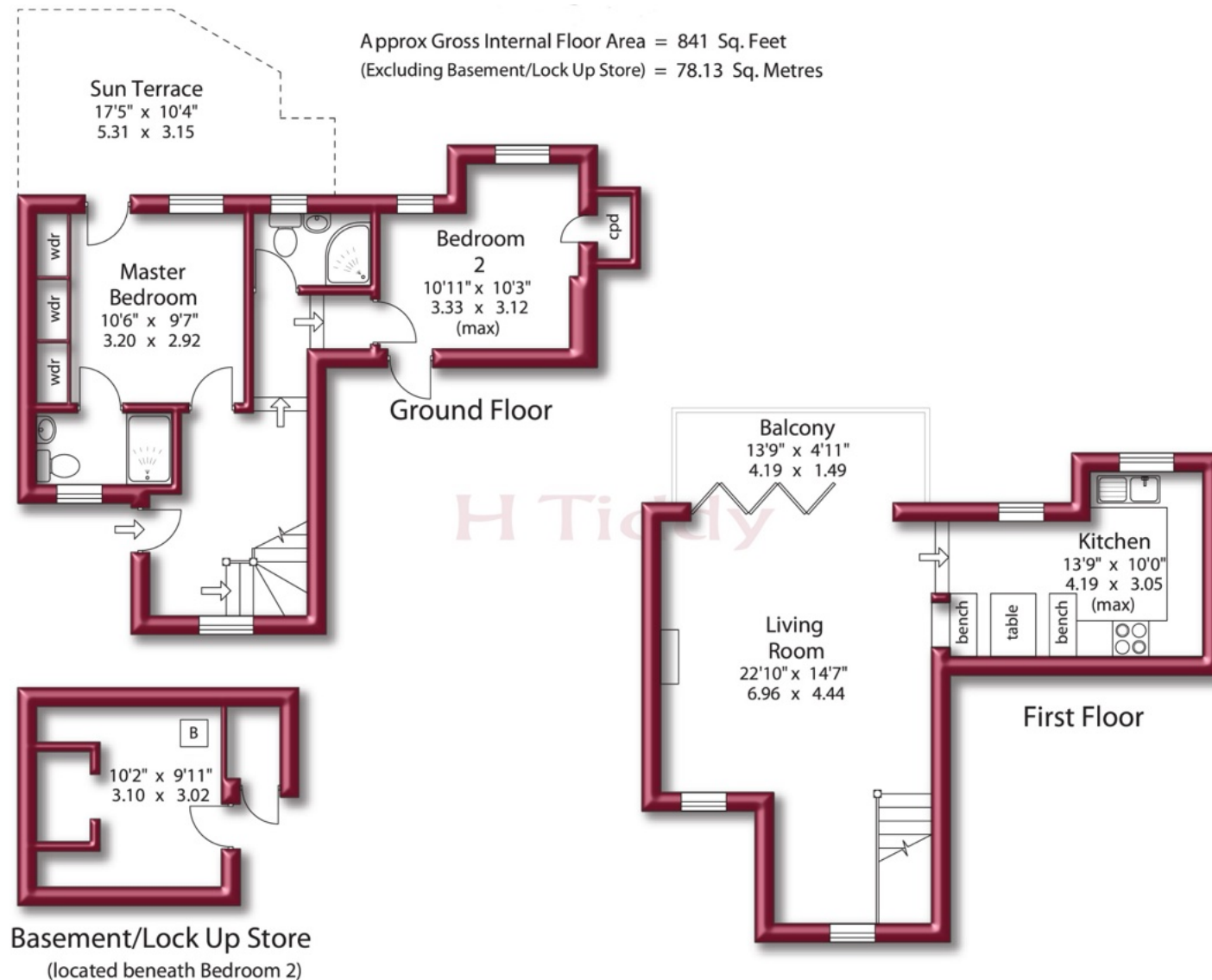
St Mawes has a wide range of amenities, which are open all year, including bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants,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

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 Treliiske).



For illustrative purposes only. Not to scale.

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 drainage. Oil Fired. Central Heating. Double glazing.

Energy Performance Certificate Rating: - E

Council Tax Band: E

Land Registry Title Number: CL132199

Freehold

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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