



Crosby's Cottage

## Crosby's Cottage

*Crosby's Cottage is a truly captivating character home nestled in the heart of picturesque St Mawes. Set along one of the village's most charming and sought-after roads, this enchanting double-fronted cottage blends historic charm with modern comfort. Just a stone's throw from the harbour and waterfront, it offers a seamless indoor-outdoor lifestyle with captivating coastal and village views. Whether you're seeking a tranquil retreat or a unique holiday investment, this beautifully presented home invites you to experience the very best of Cornish coastal living.*

## Accommodation Summary

**Internal Floor Area:** 1,040 sq ft (96.6 sq m).

### Ground Floor

Entrance Porch, Open Plan sitting / Dining Room, Kitchen, Utility Room, WC.

### First Floor

Bedroom 1 with En Suite Shower Room, Bedroom 2 with En Suite Shower Room.

### Outside

Studio, Greenhouse, Tiered Garden.



## Description

Tucked away in central St Mawes, this stunning and striking double fronted characterful cottage is only moments away from the harbour, waterfront and village amenities. Located in what is regarded as one of St Mawes' most sought after roads, known for its row of pretty picturesque cottages, it has an excellent size, yet easy to maintain, garden with lovely village, water and coastal views.

Currently used as a permanent residence, the cottage would equally lend itself to use as a charming holiday home or a lucrative letting investment. To the rear, a beautifully tiered and well-maintained garden offers a tranquil retreat, complete with a greenhouse and a studio - perfect as a hobbies room, garden office, or simply a peaceful spot to enjoy the surrounding plants and shrubs.

Upon entering the cottage through the welcoming entrance porch, you're met with the generous expanse of the open plan living and dining areas. Flooded with natural light, the space offers a quirky and charming layout, with interesting wall placements that hint at the property's unique history.

Originally two one-bedroom fisherman's cottages, Crosby's Cottage retains many period features, including a fireplace in each original room. Today, the cosy living area is centred around a log burner, creating a warm and inviting atmosphere. Two staircases, one at each end of the living space, lead independently to the first floor.

A later addition to the cottage, the Shaker-style kitchen blends seamlessly with the character of the home and enjoys a wonderful outlook over the beautiful garden through double patio doors. Off the kitchen, there is a generously sized utility room and a convenient downstairs WC.

Upstairs, the two double bedrooms, each accessed by their own staircase, feature en suite shower rooms with shower cubicle, basin, and WC. With vaulted, apex ceilings, exposed beams, and a soft, neutral colour palette throughout, the bedrooms offer both comfort and style in equal measure.







## Outside

The gardens at Crosby's Cottage are truly enchanting, clearly the result of considerable time, care, and creativity. Thoughtfully landscaped into purposeful zones, the space is rich with wildflowers, herbs, and a wide variety of plants, offering both visual delight and a sense of peace.

Several private and well-sheltered seating areas are dotted throughout the garden, perfect for relaxation or quiet reflection. A spacious art studio sits at the rear of the garden—an inspiring and versatile space, ideal for creative pursuits, a home office, or simply a tranquil retreat.

Adding to the garden's charm is a quirky, low-ceilinged greenhouse that provides a practical potting area or a cosy spot for growing plants, herbs, or fruit. Just outside the kitchen's double patio doors is a lovely courtyard patio, seamlessly connecting the indoor and outdoor spaces. Surrounded by fragrant herbs, it offers a perfect setting for alfresco dining or morning coffee.

Steps beside the studio lead to a higher tier of the garden, where you're rewarded with breathtaking sea and coastal views, stretching out across the harbour and over to Falmouth Bay. From this vantage point, you can enjoy watching the boats and even spot the ferry as it crosses the water.

Beautiful yet low maintenance, the gardens almost care for themselves. Whether you wish to preserve the current layout or adapt it to suit your lifestyle, it offers huge potential—be it as a peaceful permanent residence or an attractive investment for holiday letting.





## Location Summary

(Distances and times are approximate)

St Mawes Harbour and Quay – 500 yards. St Just in Roseland – 2.8 miles. Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

## 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). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and a number of European destinations.

## 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.

## St Mawes

The enchanting south facing harbour village of St Mawes is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a wide range of amenities, which are open all year, including a bank, butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. 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.

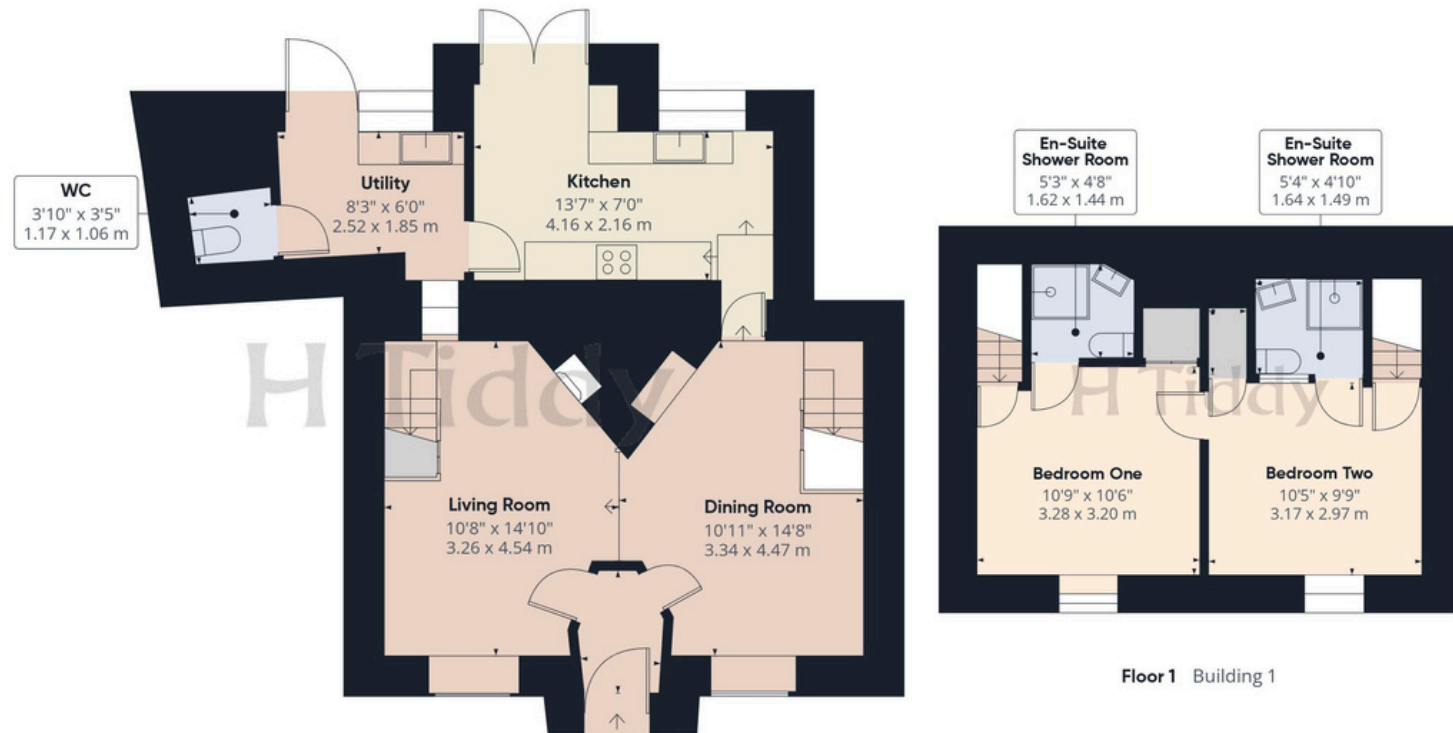


The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



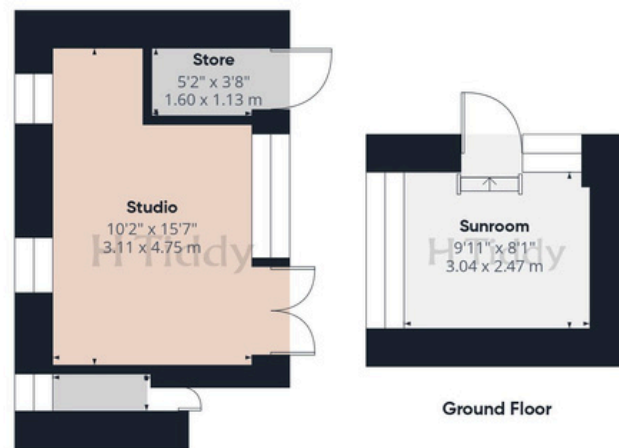
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Ground Floor

Floor 1 Building 1



Ground Floor

Ground Floor

Approximate total area<sup>(1)</sup>  
 1040 ft<sup>2</sup>  
 96.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## General Information

**Services:** Mains water, electricity and drainage. Telephone and television points.

**Energy Performance Certificate Rating:** E.

**Council Tax Band:** C.

**Ofcom Mobile Area Coverage Rating:** Good for EE, Three, and O2. Variable for Vodafone.

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Very Low.

**Tenure:** Freehold

**Land Registry Title Number:** CL122749.

**Viewing:** Strictly by appointment with H Tiddy.

## Crosby's Cottage

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## H Tiddy Estate Agents

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## 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, appliances 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'.

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