



Seaglass House



## Seaglass House

*A striking, south-facing luxury residence in one of the South West's most prestigious postcodes, commanding grandstand views across St Mawes' harbour and open sea. Architectural confidence meets understated elegance, with beautifully proportioned entertaining spaces, exceptional privacy and seamless indoor-outdoor living, all just 175 yards from the village centre and harbourside.*

### Accommodation Summary

(Measurements are Approximate)

Gross Internal Floor Area : 4,199 sq.ft (390.1 sq.m.)

Plus, Balconies and Terraces: 2,101 sq.ft. (195.1 sq.m.)

#### Ground Floor

Internal Floor Area: 2,028 sq.ft (188.4 sq.m.)

Plus Balconies and Terraces: 1,250 sq.ft (116.1 sq.m.)

Canopied Entrance Terrace, Galleried Dining Hall, Cloakroom w/c, Boot Room with Canopied Side Entrance, Bespoke Kitchen and Family Room with Alfresco Dining Sun Terrace, Sunken Lounge with Bar and Sun Terrace, Study, Cinema Room, Plant Room.

#### First Floor

Internal Floor Area: 1,530 sq.ft (142.2 sq.m.)

Plus Balconies and Terraces: 851 sq.ft (79 sq.m.)

Galleried Landing, Glass Fronted Balcony, Principal Bedroom with Private Balcony, Dressing Room and En-Suite, Bedroom Two with En-Suite, Juliet Balcony and Glass Fronted Balcony Access, Bedroom Three with En-Suite, Bedroom Four with En-Suite, Laundry Room, Upper Galleried Landing with Rear Decked Terrace access.

#### Outside

Plot Size Circa 0.32 of an Acre

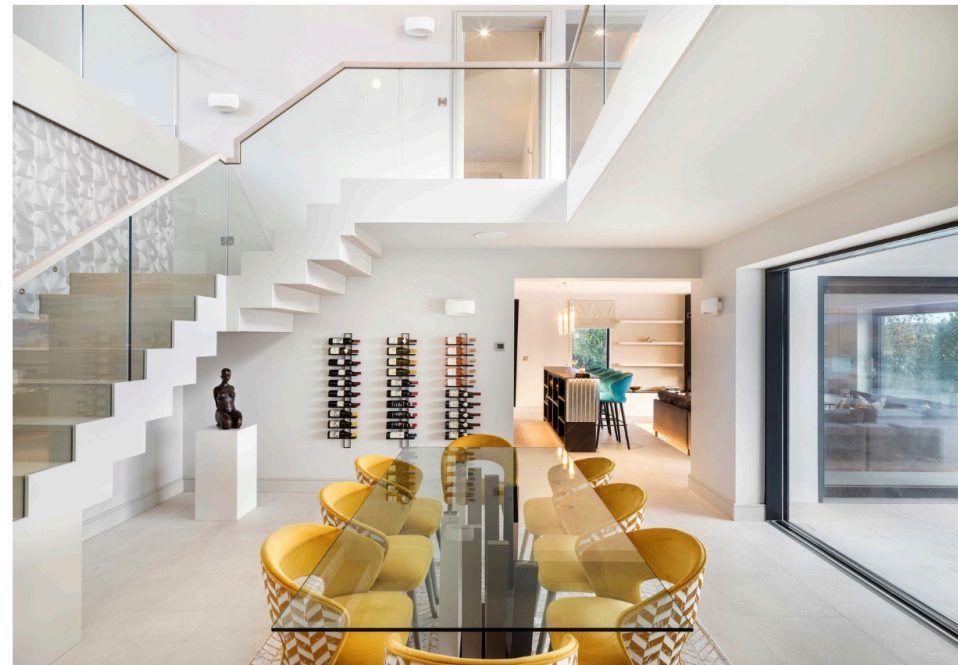
Tiered Sun Terraces for Alfresco Dining and Relaxation, Outdoor Kitchen and Dining Area, Heated Outdoor Infinity Swimming Pool, Enclosed Rear Garden, Detached Double Garage with Pool Plant Room and EV Charging.



## Introduction

Seaglass House enjoys a privileged setting overlooking the picturesque St Mawes harbour. From here, the village's boutiques, cafés, beaches, sailing and water sport facilities, and renowned dining scene are all within walking distance, while the wider Roseland coastline offers some of Cornwall's most scenic walks and anchorages.

This is a home designed for those who appreciate design, comfort and coastal village living in equal measure, perfect as either a permanent home or a luxury holiday escape. Completed in 2020 on the site of a former 1930s chalet bungalow, the property is an award-winning example of contemporary coastal design. In 2022–2023 it was named Winner of the "Residential Interior" category at the UK Property Awards, one of the industry's most respected accolades. This national recognition reflects the meticulous attention to detail throughout the build and firmly positions this exceptional property among the South West's most distinguished private homes.



## Description

Designed with enjoyment and relaxation at its core, Seaglass House is arranged across two generous levels, with floor-to-ceiling glazing drawing the ever-changing seascape into everyday life. Elevated views stretch across the quaint harbour and beyond, creating a dramatic yet calming backdrop from every principal room.

The house combines open-plan living with a series of distinct breakout spaces, allowing family and friends to gather while still offering quieter corners for a personal retreat. Features such as a cinema room, sunken lounge with bespoke cocktail bar, and outdoor pool terrace and kitchen elevate the property beyond the ordinary, creating a home that feels both indulgent and effortlessly liveable.

Thoughtfully designed for winter comfort as well as summer living, the house enjoys triple glazing, underfloor heating, an air source heat pump and mechanical heat-recovery ventilation, creating a warm, quiet and energy-efficient retreat, complemented by EV car charging and an impressive EPC rating of B (85).

Seaglass House offers a rare combination of contemporary design, sea views, outdoor leisure facilities and walk-to-village convenience, making it a compelling proposition in this niche and premier coastal market.



## Stepping Inside

Beyond an electronically operated pedestrian gate into a private oasis, steps or a meandering pathway arrive at a covered terrace and glazed entrance, opening into a welcoming dining hall and the heart of the home, where light-filled open-plan kitchen and reception spaces frame the sea.

The kitchen is both stylish and practical, centred around a generous island and supported by a separate larder, making it ideal for entertaining. Adjacent living areas offer flexibility, from relaxed informal daytime lounging to formal evening gatherings overlooking the spectacular vista. Large sliding doors connect directly to the south facing terraces, allowing inside and outside zones to merge.

A dedicated cinema room provides a cocooned retreat for film nights, while the sunken lounge and luxury cocktail bar create a sophisticated setting for drinks and conversation. A study offers a quieter workspace without feeling detached from the social flow of the house.

The first floor is dedicated to rest and privacy with a wraparound Galleried Landing connecting the bedrooms and exterior entertainment spaces with synergy. The principal suite enjoys elevated sea and harbour views, a private balcony, dressing room and luxurious en-suite shower room, creating a calm and indulgent sanctuary.

Three further bedrooms, each individually designed and all benefitting from their own en-suite facilities, offer excellent accommodation for family and guests. The Guest Suite enjoys direct balcony access and harbour views, reinforcing the home's strong connection to its coastal setting. A linen and laundry room adds everyday practicality without compromising the clean, contemporary aesthetic of the upper floor.









## Gardens, Terraces and Outdoor Living

The landscaped tiered gardens and terraces are designed as an extension of the internal living space, offering multiple areas for dining, relaxing and entertaining. The heated outdoor infinity swimming pool forms a natural focal point, with surrounding seating ideal for sunbathing and evening drinks. Elevated terraces capture sun throughout the day and evening, providing superb vantage points for watching the harbour come alive.

An outdoor kitchen is superbly equipped making al fresco dining effortless, while the enclosed rear garden provides a safe and private space for children or dogs.

## Detached Garage and Parking

A rare commodity so close to the village centre, the property benefits from a detached double garage with EV charging and driveway parking for two vehicles.

## Established Holiday Letting History

Seaglass House has an established luxury holiday letting history providing a lucrative income should this be desired. Many fabulous reviews about the property and St Mawes on the letting agent's website.



## Location Summary

(Distances and times are approximate)

St Mawes Village Centre: 175 yard walk. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 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, found on the tip of the Roseland Peninsula and the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. 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 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.

## 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), 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.





Ground Floor

**Approximate total area<sup>(1)</sup>**

2028 ft<sup>2</sup>  
188.4 m<sup>2</sup>

**Balconies and terraces**

1250 ft<sup>2</sup>  
116.1 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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.

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First Floor



**Approximate total area<sup>(1)</sup>**

1530 ft<sup>2</sup>

142.2 m<sup>2</sup>

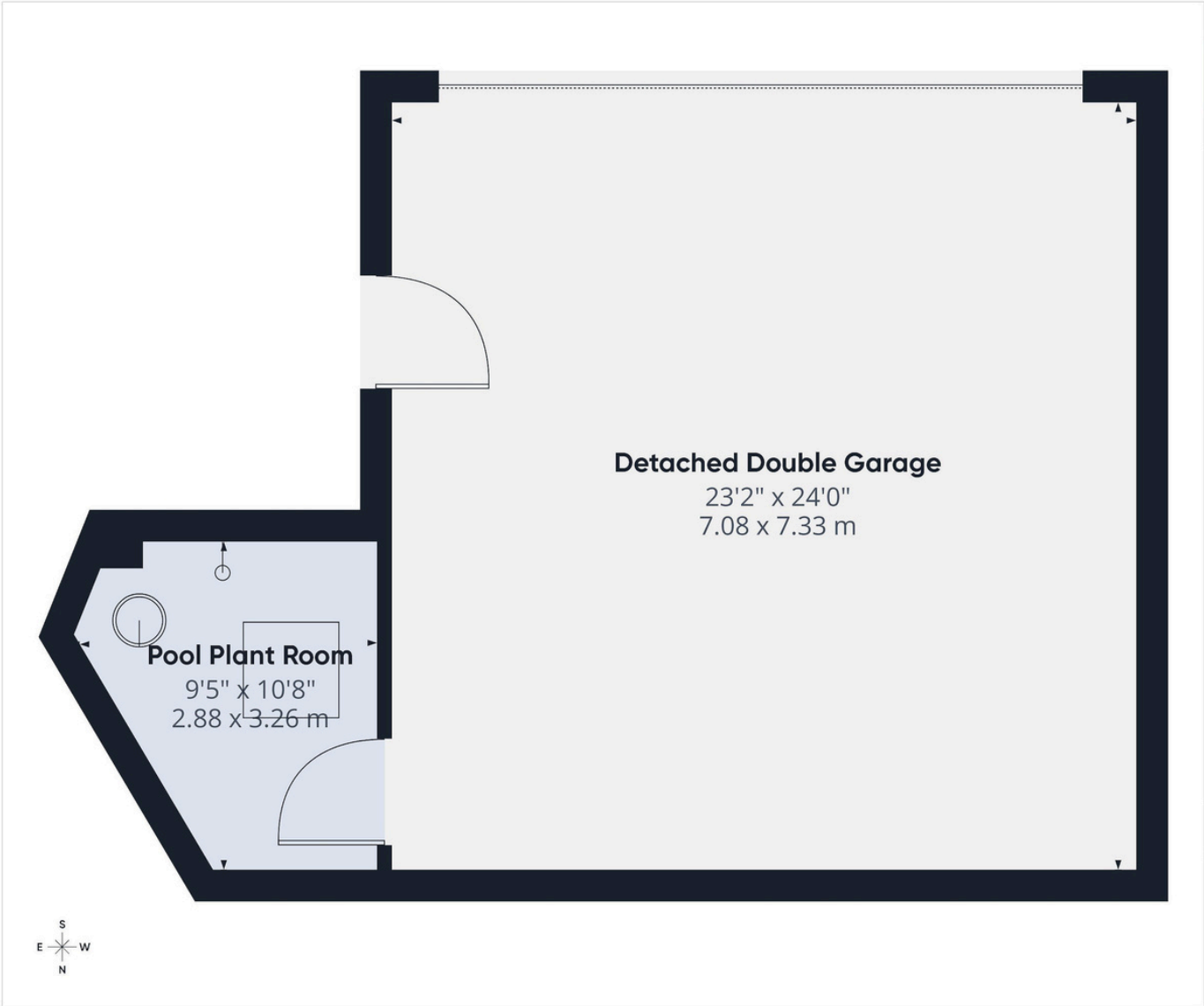
**Balconies and terraces**

851 ft<sup>2</sup>

79 m<sup>2</sup>

(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.



**Detached Double Garage**  
23'2" x 24'0"  
7.08 x 7.33 m

**Pool Plant Room**  
9'5" x 10'8"  
2.88 x 3.26 m



**Approximate total area<sup>(1)</sup>**  
641 ft<sup>2</sup>  
59.5 m<sup>2</sup>

(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.



For Information Purposes only. Not to Scale

## General Information

**Services:** Mains water, electricity and drainage. Triple glazing, Underfloor heating, Air source heat pump, Heat recovery ventilation system. EV car charger.

**Energy Performance Certificate Rating:** B(85).

**Council Tax Band:** H.

**Tenure:** Freehold.

**Land Registry Title Number:** CL314049

**Furnishings, Contents and Effects:** Except for the seller's personal belongings and items of a sentimental nature, the luxury furnishings and contents are available by separate negotiation.

**Viewing: Strictly by appointment.** 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.

## General Information

(Including Key Facts for Buyers)

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



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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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**H Tiddy**