



Puffin Cottage

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This immaculately presented two double-bedroom cottage is situated in one of St Mawes' most prominent positions, offering breathtaking views over the harbour and far-reaching coastal vistas. The cottage has undergone extensive renovations and upgrades, bringing a contemporary finish to an exceptional standard. Key improvements include a brand-new slate roof, all new triple-glazed bespoke Accoya wood windows, underfloor heating in the bathroom, en suite, and rear bedroom, as well as new joists and an entirely new first-floor structure in the original part of the house.

Accommodation Summary

Total Internal Floor Area: 733 sq ft (68 sq m).

Ground Floor

Entrance Porch, Living Room, Bedroom with En Suite Shower Room, Utility.

First Floor

Landing, Kitchen, Bedroom with amazing coastal views, Bathroom.

Outside

Front Patio with Stunning Views, Rear Decked Garden with Summerhouse.



Description

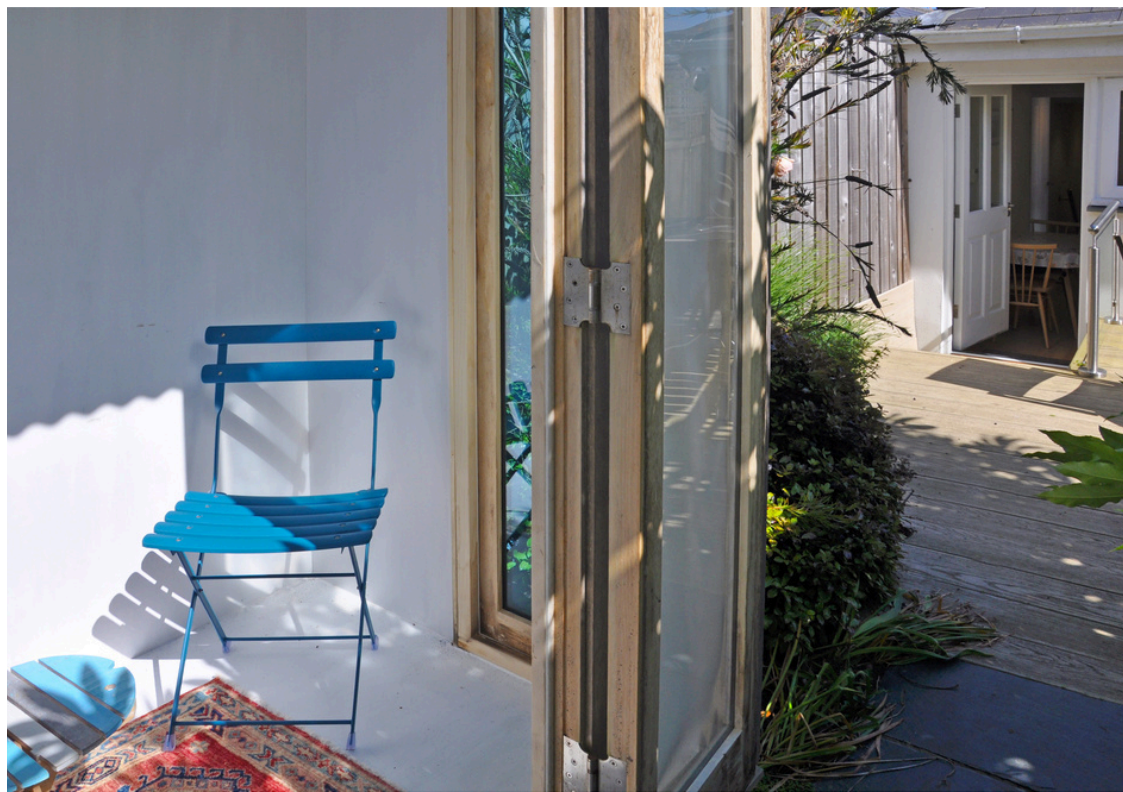
As you approach the cottage, you'll notice a charming patio area with a bench, ideal for taking in the stunning panoramic views over St Mawes, from Summers Beach across Bohortha, and out to the far-reaching sea views towards the Lizard Peninsula. Upon entering, there's a porch perfect for storing shoes and coats before stepping into the cosy lounge area. This room features a Chesney Milan stove with a new chimney flue, adding warmth and character.

Towards the rear of this floor is the second bedroom, complete with an en-suite shower room and a large utility area/storage cupboard. Upstairs, the main bedroom offers some of the finest views in the village, with a deep window and a window seat, perfect for sitting and enjoying the expansive coastal vistas. This spacious room also includes a cupboard and an old fireplace, adding to its historic charm. Imagine waking up to the tranquil sights of the water and boats right outside your window.

The hall on this floor leads to a newly renovated family bathroom, which has been completely transformed from a previous lean-to into a bright, crisp space. It features Velux remote-control windows with rain sensors and a composite quartz white worktop with a sleek bathroom cabinet. The kitchen, relocated to the rear of the cottage, has been fully remodelled to offer a modern, functional space that opens onto the rear terrace - perfect for alfresco dining. The kitchen/breakfast room is spacious, with built-in utilities and bespoke shelving, ideal for storing wine bottles and cookery books. This cottage truly represents a rare opportunity to own a quaint, updated home with exceptional coastal views.

Externally

Beyond the kitchen, you'll find a lovely rear garden space, thoughtfully designed by a local designer. This tranquil outdoor area provides a beautiful spot to enjoy the weather, whether you're relaxing in the sun or retreating into the bespoke summer house, which could also serve as a home office. The garden features brand new Millboard decking, complete with deck lighting and plant up-lighting, creating a warm and inviting ambiance in the evenings. Easy to maintain, this garden is a rare find for a cottage of this size, offering a spacious area that benefits from sun most of the day - perfect for relaxing or entertaining outdoors.



The Views

Mere photography cannot fully capture the magnificence of the breathtaking views this cottage offers. These stunning vistas encompass the fishing boats and other moorings in the Percuil River, the charming village and harbour of St Mawes, and stretch out to Amsterdam and Carricknath Points on the beautiful National Trust-owned St Anthony Headland. On clear days, the views extend across Falmouth Bay to the Manacles and miles beyond into the English Channel. The bay and harbour are lively with marine activity throughout the year, with sailing races in the season adding to the vibrant coastal atmosphere.

Summary

Overall, this immaculate cottage has been renovated and upgraded to an exceptional standard, with no expense spared. If you're searching for a quaint and characterful home in the heart of this thriving village, look no further. With its blend of modern upgrades and charming features, the cottage offers the perfect balance of comfort and style. It has proven to be a lucrative investment as a holiday let, but would equally appeal to those looking to settle into the enchanting harbour village of St Mawes, whether as a primary residence or a delightful coastal retreat.





Location Summary

(Distances and times are approximate)

Village harbourside: 200 yards. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 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.

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, 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 built by Henry V111. 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 two 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 a 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 and an active sailing club with a full programme to cater for all ages.

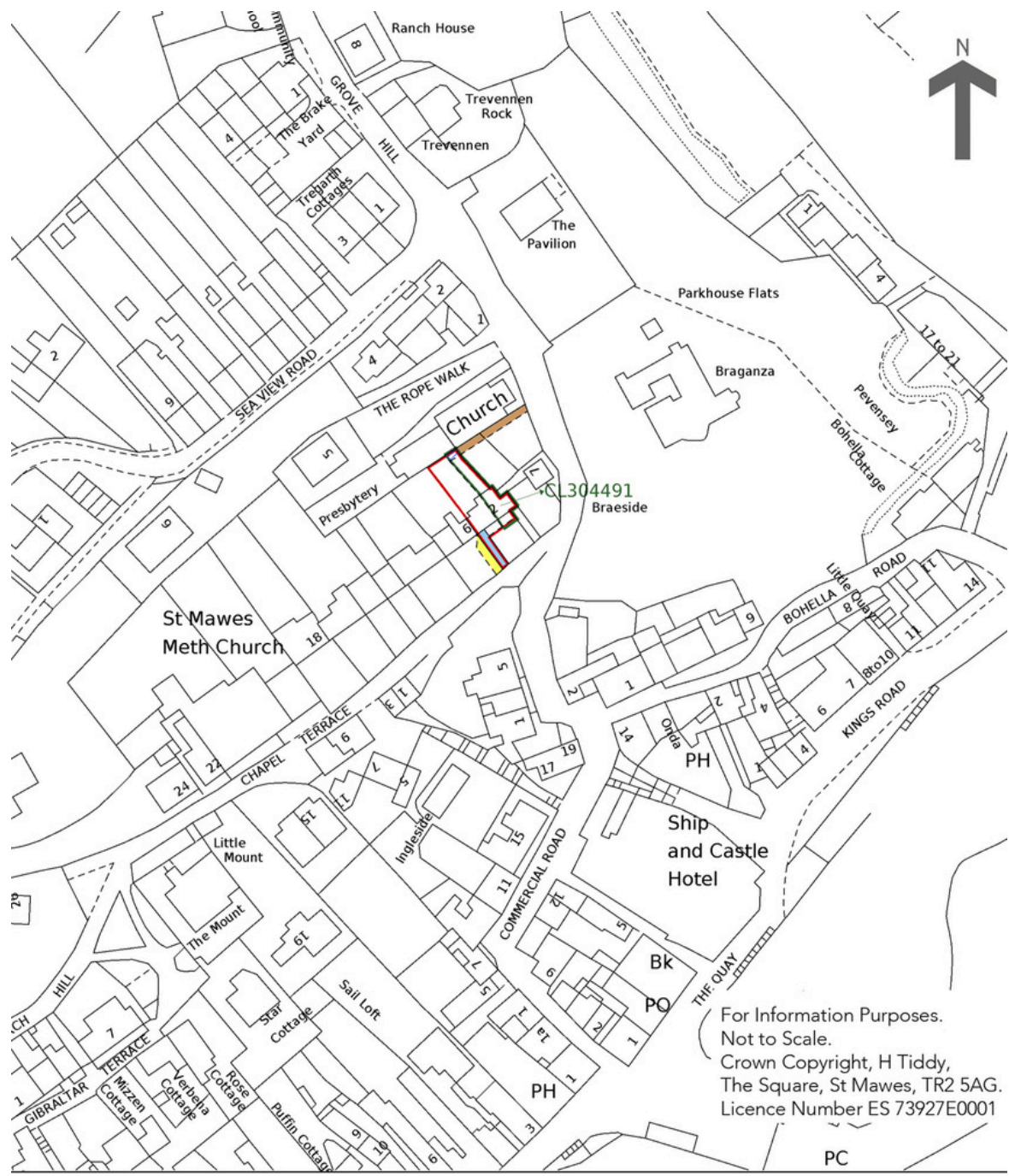
Cornwall

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). 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

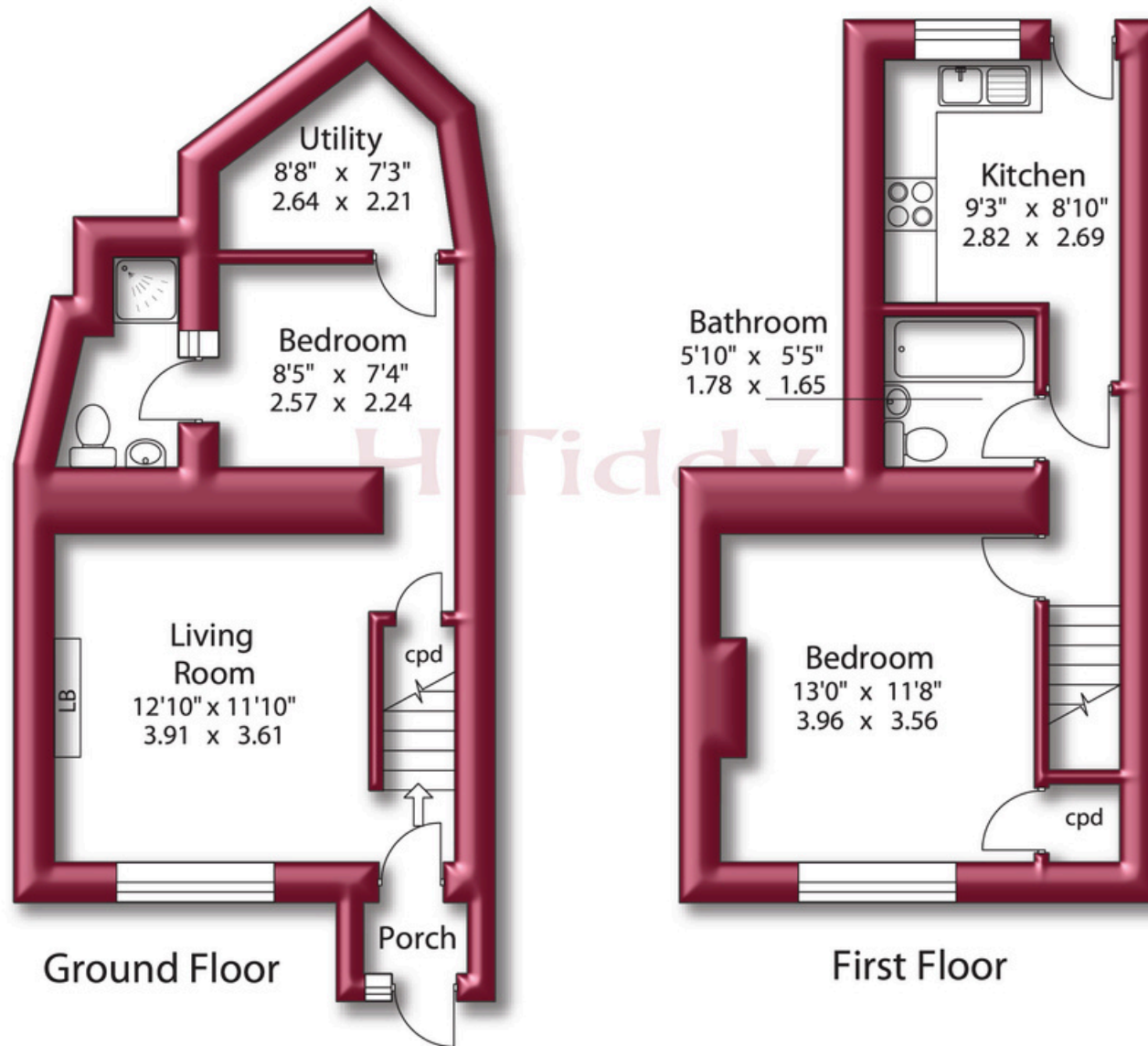
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.





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Approx Gross Internal Floor Area = 733 Sq. Feet
= 68.0 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services and Specifications: Mains water, electricity and drainage. Electric heating. Underfloor heating throughout. Telephone and television points.

Energy Performance Certificate Rating: E.

Council Tax Band: D.

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, EE and O2, Limited for Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 64 - 80 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL127917.

Viewing: Strictly by appointment with H Tiddy.

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H Tiddy