



Russell House

## Russell House

*A charming and spacious double fronted early to mid 19th Century Grade II Listed residence, located in the heart of this exclusive Cornish coastal village, within 45 yards of the harbourside and waterfront.*



## Accommodation Summary

**Total Internal Floor Area:** 1,311 sq ft (121.79 sq m).

### Ground Floor

Living Room with log burner, Dining Room with electric Rayburn, Shaker style fitted Kitchen with appliances, Rear Lobby, Utility Room with boiler and airing cupboards, Downstairs WC

### First Floor

Galleried Landing, Main Bedroom with En Suite Shower Room, Two further Double Bedrooms, Stylish Bathroom and Single Bedroom 4.

### Outside

Rear Courtyard with Outside Store, Landscaped Gardens including a Top Deck Terrace.



## Introduction

This desirable property has been in the ownership of the same family for over twenty years. This light and airy home from home has a welcoming atmosphere and an array of original character features including sash windows with seating, open beams, and exposed stone walls. Decorated and white washed in stylish neutral tones, this superbly presented and tasteful family sized village residence has the added benefit of a rear courtyard. Steps meander to a landscaped raised garden with a top decked terrace, ideal for alfresco entertainment and barbeques, as well as simply sitting to admire the wonderful views over the harbour and Falmouth Bay.

## The Views

The raised garden terraces have panoramic views over the Percuil River to the unspoilt National Trust countryside beyond, and over Falmouth Bay to the Lizard Peninsula. A variety of sailing activity is frequently on view. The Living Room and Main Bedroom in particular enjoy desirable views towards the quay and harbour.



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Upon entering through the main front door, one will be impressed with the spacious and painted beamed ceiling living room with a sash window and seat to admire the views towards the harbour as well as provide a feeling of space adding to the light and airy feel of the room. At one end is a focal fireplace in an exposed stone wall with wood-burner inset. The dining room has stylish wood effect flooring and an electric Rayburn in an inglenook style fireplace. An opening leads on to the shaker style kitchen, fitted with a range of appliances. The rear lobby has a back door and a small understairs cupboard, and provides access to the utility room which has two good sized cupboards, one housing a hot water tank, the other the central heating boiler. A door leads to tasteful cloakroom with a wc and wash basin.

The galleried landing has a sash window and provides access to the four bedrooms and stylish bathroom via a charming curved staircase. The main bedroom has a tasteful en-suite shower room and delightful views towards the quay and harbour. Two further bedrooms are found at the front and a rear double bedroom has a vaulted ceiling.

The courtyard is accessed from the rear lobby. In one corner is an outside store for gardening equipment. Pretty steps meander up in the recently re-landscaped gardens where a decked area is located at the top. This wonderful entertainment and relaxation area offers captivating views over St Mawes harbour, the National Trust owned St Anthony headland and Falmouth Bay.





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## Summary

Tucked away from the hustle and bustle of the quay and main waterfront, yet within a convenient relatively level walk of shops, restaurants, cafes, beaches and sailing facilities, Russell House is an ideal holiday retreat, equally suitable for permanent occupation. Viewing internally is strongly advised to appreciate the appealing character and depth of accommodation this centrally located and aesthetically attractive property offers.



## Location Summary

(Distances and times are approximate)

St Mawes Quay and Sailing Club: 50 yard walk. Tavern Beach: 350 yards walk. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, regional UK 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 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 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 and an active sailing club.

## Cornwall

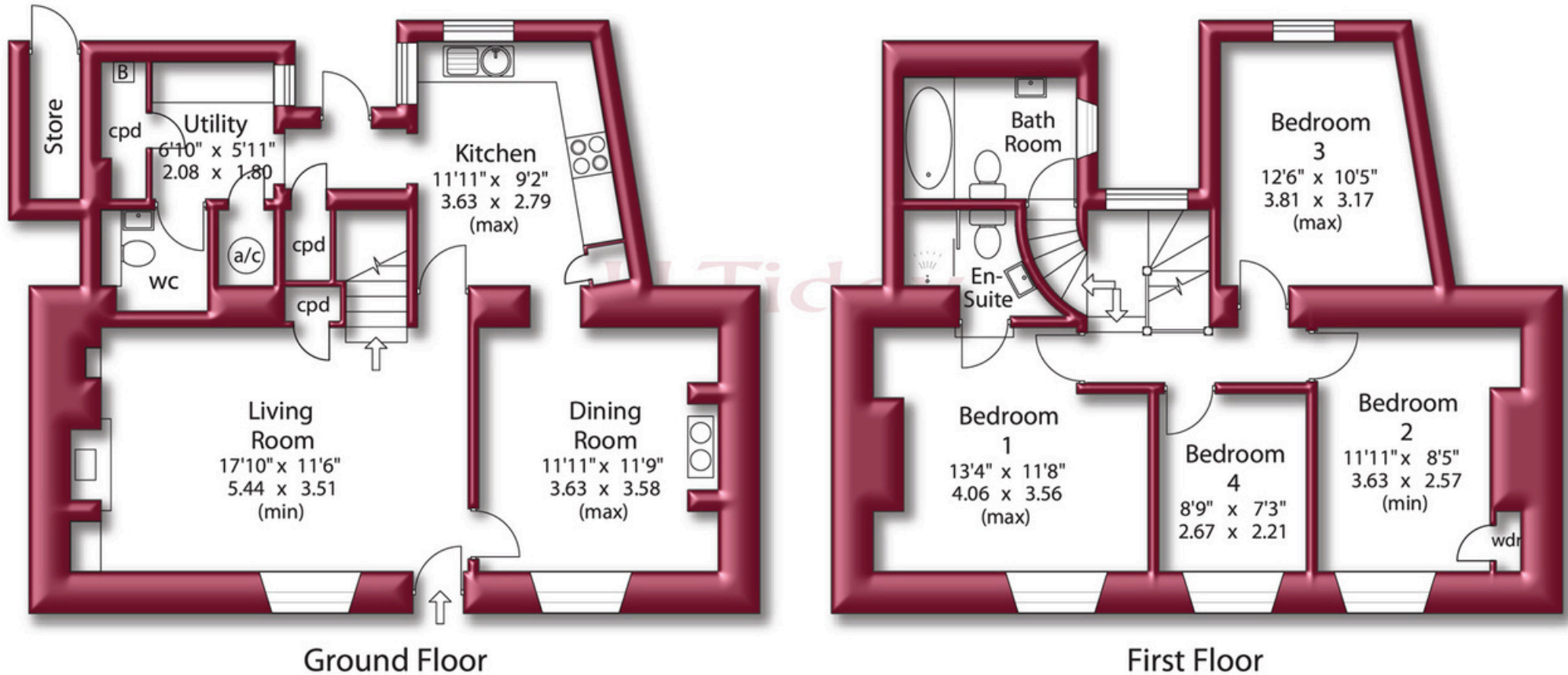
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as connections to other UK regional airports and several 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.



Approx Gross Internal Floor Area = 1311 Sq. Feet  
= 121.79 Sq. Metres



For illustrative purposes only. Not to scale.



## General Information

**Services:** Mains water, electricity and drainage. Oil Fired Central Heating System. Electric Rayburn in the Dining Room. Woodburning Stove in the Living Room.

**Energy Performance Certificate Rating:** An application can be made to the "PRS Exemptions Register" since the property is Grade 11 Listed.

**Council Tax Band:** Business Rated (Small Business Rate Relief Zero Rated).

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

**FTTP Ultrafast Broadband available:** Openreach predicted max download speeds: Ultrafast: 1600 Mbps, Superfast 76 Mbps; Standard 15 Mbps.

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

**Tenure:** Freehold.

**Land Registry Title Number:** CL139980.

**Furnishings, Contents and Effects:** With the exception of personal belongings, the interior designed furnishings and effects are available by separate negotiation.

**Holiday Letting:** The property has been successfully holiday let over the years. For viewing purposes, changeover days are Saturdays when the property is booked by paying guests.

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

## Russell House

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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'.

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.

