



Boslowen

H Tiddy



## Boslowen

*Superbly presented, this detached coastal home enjoys a commanding position amidst beautiful gardens, offering uninterrupted views over the iconic St Just in Roseland Church and its serene creek, extending out to the expansive, mile-wide waters of the Carrick Roads (Fal Estuary).*

### Accommodation Summary

**Total Internal Floor Area (excluding garage):** 3,334 sq ft (309.6 sq m).

#### Ground Floor

Entrance Porch, Reception Hall, Cloakroom, Living Room, Dining Room, Study, Kitchen, Kitchen / Utility, Inner Hall, Shower Room and Integral Double Garage.

#### First Floor

Landing, Principal Double Bedroom with En-Suite Bath and Shower Room and Dressing Room, Guest Double Bedroom Two, Linen Cupboard, Bathroom, Double Bedroom Three and Bedroom Four / Hobbies Room (accessed via an independent staircase).

#### Sub-Floor Basement

Large storage space accessed from outside and housing the central heating boiler.

#### Detached Workshop

With Dual Roller Doors with driveway parking front and rear.

#### Outside (Plot Size: 0.46 of an Acre)

Driveway and Parking Forecourt. Front Patio. Path to the Detached Workshop. Side Garden leading to the extensive and terraced Rear Gardens with Lookout Hut, Sun Terrace, Areas of Lawn and Mature Shrubs dispersed.





## Introduction

Boslowen represents a rare coastal gem with unrivalled panoramic views. Coming to the open market for the first time in 24 years, this impressive two-storey detached coastal residence offers a once-in-a-generation opportunity to acquire a home in one of Cornwall's most captivating and picturesque settings. The property has been lovingly maintained by its current owners. Thoughtfully designed, all principal reception rooms and bedrooms are strategically positioned to make the most of the breathtaking views, with the bonus of spectacular coastal sunsets that can be enjoyed year-round.

## Description

On the ground floor, a welcoming Sun Lounge and generously sized Living Room open directly onto a sun terrace, creating a seamless transition between indoor comfort and outdoor living. Bathed in natural light, these spaces are perfect for entertaining or simply enjoying the tranquility of the coastal setting. For formal entertaining, a dedicated Dining Room flows effortlessly from both the Living Room and Sun Lounge, creating an elegant and sociable space for hosting guests. For more informal family dining, the well-equipped Kitchen/Breakfast Room offers generous proportions, complemented by an open-plan Kitchen/Utility Area for added practicality.

Off the Reception Hall, a cloakroom provides added convenience, while a separate Study offers a quiet and private space, ideal for those working from home or in need of a dedicated office.

From the kitchen, an Inner Hall provides access to a ground floor Shower Room, the rear gardens, and the integral double garage, enhancing the home's functionality and ease of living. Above the integral double garage, a spacious first floor fourth bedroom / hobbies room is accessed via an independent staircase from the inner hall. With a shower room at the bottom of the stairs, this private area presents excellent scope for conversion (subject to any necessary permissions). into a self-contained annexe—ideal for visiting family or friends, a dependent relative, or potential income via holiday or long-term letting accommodation.





## Description

Stairs rise from the main reception hall to a spacious first floor landing leading to three well-appointed double bedrooms, each offering spectacular coastal views. The Principal Bedroom features a Dressing Room—periodically utilised as an occasional guest bedroom—and a stylish En-Suite Bath and Shower Room, adding a touch of luxury and convenience. A Family Bathroom with Shower serves Bedrooms Two and Three and off an Inner Lobby is a large Linen / Airing Cupboard.

Externally, the beautifully landscaped gardens are thoughtfully designed to blend colourful elegance with natural charm across an approximately 0.46 of an acre plot. A Driveway and Parking Forecourt provides generous space for multiple vehicles with easy access. A Front Patio is a welcoming area, ideal for morning coffee or quiet reflection. From the parking forecourt, a path leads to the Detached Workshop which has driveways to the front and rear for extra parking. To the side of the workshop is a pedestrian gate and footpath providing a short cut to the bus stop, church, café, boatyard and creek.

A side garden connects the front and rear with a seamless flow into the extensive, terraced Rear Gardens which are bordered by a stream to add natural tranquillity. The gardens are carefully designed with a tiered layout that opens to explore the stunning coastal views. Features include Lookout Hut: A charming retreat for taking in the panoramic seascape. Sun Terrace: Accessed from the Living Room and Sunroom, the terrace is perfectly positioned to enjoy the all-day sun and mesmerizing sunsets. Areas of Lawn and Mature Shrubs: Tastefully arranged for both aesthetic appeal and privacy.

The landscaping transitions from manicured elegance close to the house into a series of natural terraces, culminating in a wildlife-friendly garden. This thoughtful design ensures a harmonious blend of structure and nature, maximizing both beauty and biodiversity.





## The Views

Boslowen offers unparalleled, uninterrupted panoramic views that go beyond what mere photography can capture. It's a rare find, with sweeping views that take in various coastal aspects, including the renowned sub-tropical gardens of the historic creekside St Just Church. The stunning vista stretches from the historic creekside church and St Just Creek, through the Bar, boat yard and beautiful creek, across the mile-wide deep waters of the Carrick Roads, and all the way from the Fal estuary to Mylor Harbour and Restronguet Creek. In addition, the views extend towards Penarrow Point, and miles upon miles of rolling Cornish countryside, offering an ever-changing and captivating panorama that will never lose its charm.

## What the Owners Say

The Roseland is very like an island with a very strong community spirit, and especially through the winter there is almost always some social event taking place, such as the Annual Pantomime in St. Mawes. We believe Boslowen will best suit a couple wanting to retire down here, or a family, to join in the social life or buy a boat and sail. The house has been configured to allow our children and grandchildren to come down here for long weekends or summer holidays, and then to join in - for example - the nearby Junior Sail Training activities, crabbing at high tide, canoeing on the Creek or enjoying the numerous beautiful walks. We have extended the house by building the conservatory, and by adding a cloakroom/shower room in the garage block, so that - if required - it could become a "Granny Annex" by perhaps fitting out the garage itself as a residential room. We also have planning consent to add a Deck alongside the conservatory, leading around the side of the house, ending near the basement.









## Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes: 50 yards. St Just Church and Cafe: 175 yards. St Just (Pasco's) Boatyard: 0.5 miles. St Mawes village centre: 1.9 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3.1 miles. Pendower Beach: 4 miles. Truro (via ferry): 8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

## Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is Renwicks café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an 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. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

## 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 with a full programme to cater for all ages.

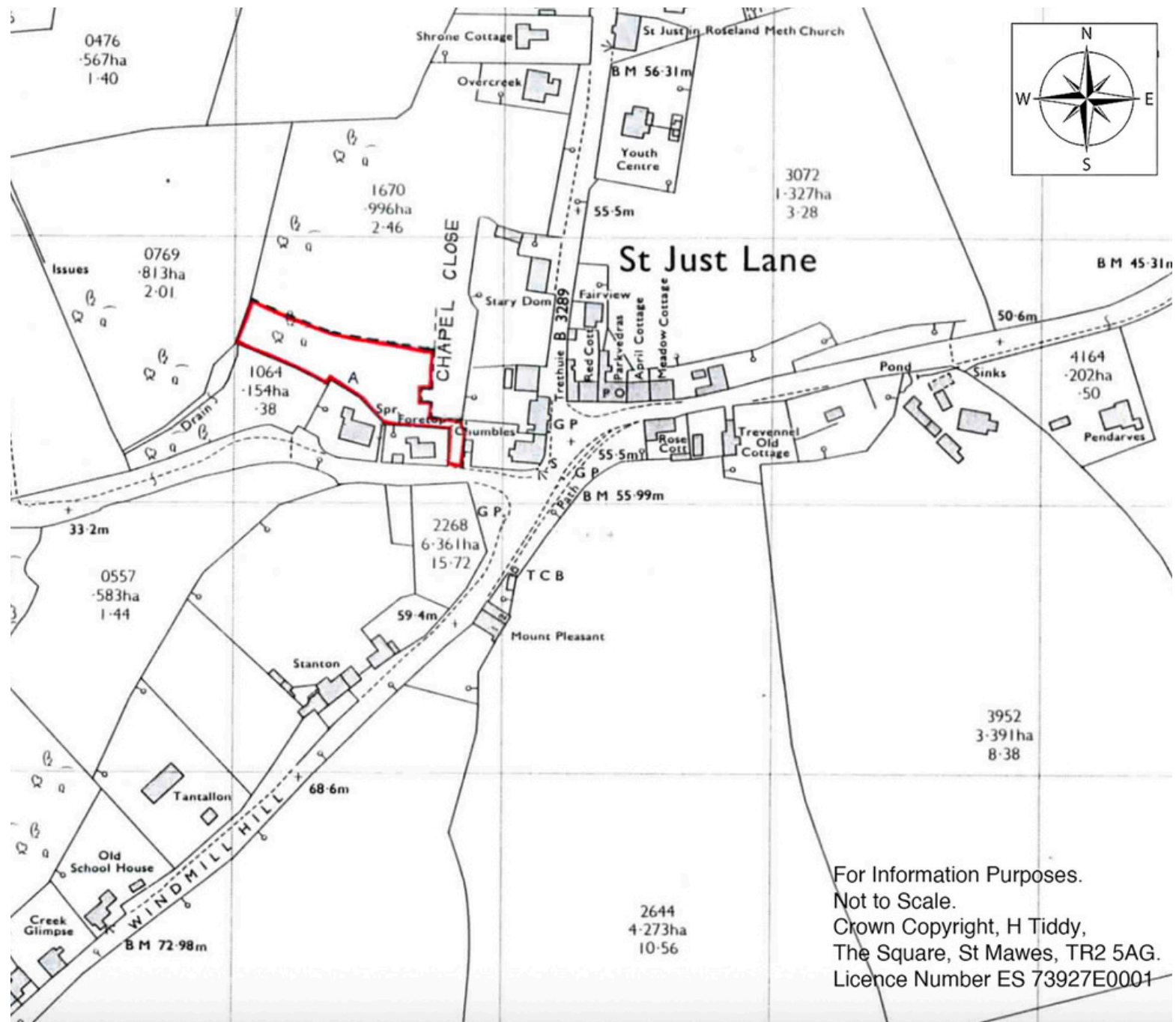
## Fine Dining Restaurants

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). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

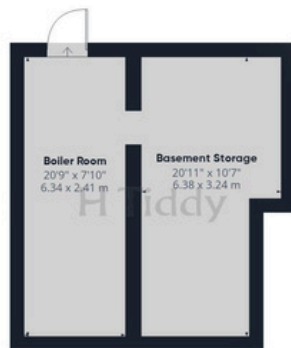
## Cornwall

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 Treliske).

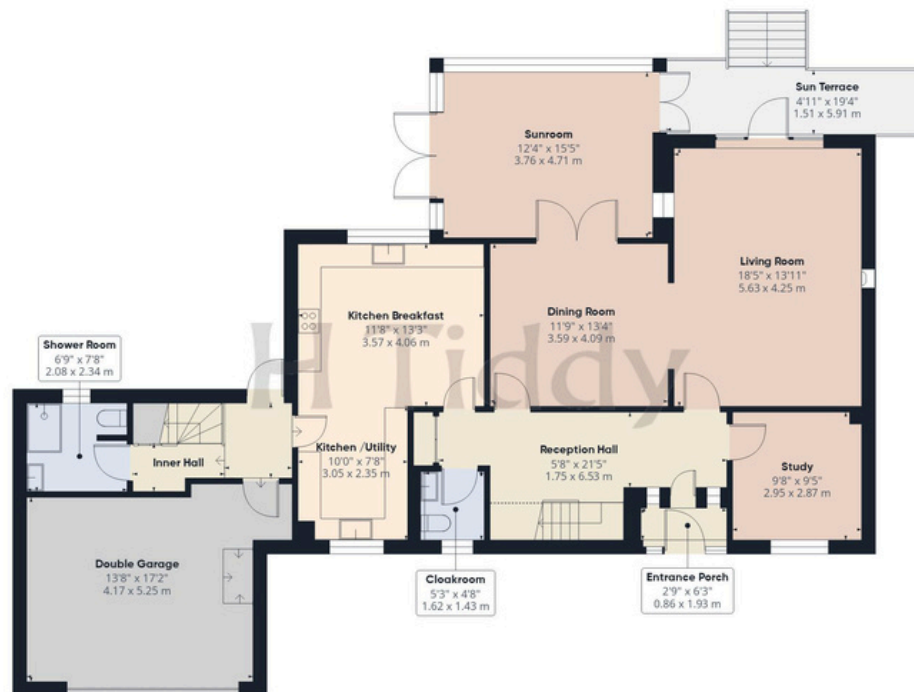








Lower Ground Floor



Ground Floor



First Floor

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

3334 ft<sup>2</sup>  
309.6 m<sup>2</sup>

## Balconies and terraces

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

## Reduced headroom

504 ft<sup>2</sup>  
46.8 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

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 private drainage. Oil fired central heating/hot water with an electric immersion heater. There is a local Syndicate to help reduce the cost of oil for central heating. In addition to the central heating, there is electric Underfloor Heating installed in all three bathrooms, the kitchen/utility room and the conservatory. Double glazed windows and doors. There are Solar panels & batteries, owned by the property and monitored by Natural Generation Ltd, plus a feed-in tariff for low energy costs, and more Solar Panels could be added if desired.

**Energy Performance Certificate Rating:** C

**Council Tax Band:** G

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

**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. 2036 to 2069: Very Low. Surface Water: Very Low. 2040 to 2060: Very Low.

**Tenure:** Freehold

**Land Registry Title Number:** CL59090.

**Relevant Planning Permission:** PA22/00251 to add a decked terrace alongside the conservatory.

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

## Boslowen

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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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