



Creek View

## Creek View

*A pristinely presented and highly specified contemporary coastal home offering exceptional panoramic water views over the mile-wide Carrick Roads to Mylor Harbour and far-reaching countryside views beyond. Located in the sought after and picturesque creekside village of St Just in Roseland just minutes from the exclusive coastal village of St Mawes.*



## Accommodation Summary

**Gross Internal Floor Area:** 1,113.39 sq. ft. (103.44 sq. m)

### Ground Floor

Entrance Vestibule, 22'2" Reception Hall, Principal Suite with En-Suite Bathroom, Second Bedroom and Family Bathroom, Boot room/ Rear Entrance Lobby.

### First Floor

Feature open-tread oak staircase leads to: Open plan living space. Covered Balcony. Fitted Kitchen with Neff appliances. Bedroom Three.

### Outside

Two Parking spaces. Stone-faced walling and paved steps with handrail up to a pathway leading to the rear entrance, area of garden mainly laid to lawn. South West Facing Sun Terrace.



## Introduction

This modern residence was built by reputable builders around 16 years ago and has been in the loving ownership of the sellers since new. The property has a wonderful light contemporary feel throughout with the reverse level accommodation providing a very clever use of space, making the most of the stunning coastal setting.

The property is finished to high standards with beautiful engineered oak floors with under floor heating (fired by a recently installed electric boiler) and hardwood veneer doors throughout. In turnkey order, this rare find is suitable as either a main or second home. For those looking for a useful income, the property has been successfully holiday let for the last few years. The tasteful fixtures, fittings, contents and furniture are available by separate negotiation.

## The Views

Mere photography does not do justice to the beautiful views enjoyed from Creek View. The panorama includes St Just Creek (with its picturesque waterside church and boat moorings), Messack Point, the mile-wide Carrick Roads (Fal Estuary) to Mylor Yacht harbour and far across miles of surrounding Cornish countryside towards the North coast. The property faces towards the west to optimise the ever-changing activity, from ambling oyster boats, yachts racing, water skiers, canoeists, paddle boarders, an abundance of marine wildlife to amazing Cornish sunsets.



## Accommodation

Creek View has a wonderful light contemporary feel throughout with the reverse level accommodation providing a very clever use of space, making the most of the stunning coastal setting. The property is finished to exemplarily standards with beautiful engineered oak floors and under floor heating plus hardwood veneer doors throughout. The main open plan living space is a particular feature of the property with double height vaulted ceilings, large fireplace with wood burning stove and bi-folding doors to a wonderful large balcony, all taking in the stunning coastal and country views. The open plan living space leads to the well-equipped fitted kitchen complete with a range of Neff appliances and an integrated fridge freezer. Also on the first floor is the well-proportioned third bedroom, which equally could be used as a separate study or snug.

On the ground floor, the property is entered through an entrance vestibule, with large storage /cloaks cupboard. The hallway is characterized by the beautifully crafted oak staircase which rises to the first floor. The principal suite is located to the rear elevation and benefits from a good sized en-suite shower room, large built-in wardrobe and bi folding doors leading to the rear sun terrace. There is also a large double guest room to the front elevation with built in wardrobe. The Family bathroom is well appointed with large bath with a thermostatic shower over. There is a further rear lobby/boot room which provides a useful storage space and access to the parking and rear garden.

## Outside

At the front is a walled fore garden with access gate leading to the front entrance door. To the rear and accessed off Chapel Close is brick paved parking for two cars. Stone-faced walling and paved steps with handrail lead up to a timber pedestrian access gate on to a paved pathway leading to the rear entrance. The garden is mainly laid to lawn with posts and wire boundaries. Immediately beside the house is a west facing sitting-out terrace with views to St Just Creek and Mylor Harbour in the distance.



## Specification

Natural slate roof and colour-washed rendered elevations.

High performance double glazed low Argon-filled windows.

Block and beam concrete floors at ground and first floor level.

Engineered oak flooring throughout with ceramic tiles to bath/shower rooms and kitchen.

Vaulted ceiling to first floor living room with exposed beams.

Oak staircase, skirtings and architraves.

Traditional chimney with fitted energy-efficient wood-burning stove.

Well-appointed kitchen with Neff appliances and granite worktops.

Hardwood veneer internal flush doors with modern stainless steel door furniture.

TV and telecom points to all bedrooms and living room.

Recessed low energy down-lights throughout.

Recently installed electric boiler for underfloor heating and pressurised hot water.

Intruder alarm system.

External courtesy lighting and external tap and power point.

Landscaped front and rear gardens with parking.







Sunset at St Just in Roseland



St Just in Roseland Creek

## Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes (via Probus, Tregony and Portscatho): 25 yards. St Just Church and Cafe: 0.4 miles. Pasco's Boatyard: 0.7 miles. St Mawes Village Centre: 2 miles. Pendower Beach: 4 miles. King Harry Ferry: 2.5 miles. Truro: 7 miles by car ferry, 15 miles by road. St Austell: 16 miles (London Paddington approx. 4.5 hours by direct train). Falmouth: 12 miles by car ferry or 20 minutes by pedestrian ferry from St Mawes. Cornwall Airport, Newquay: 26 miles (regular flights to London, UK regional airports and European destinations).

## Location

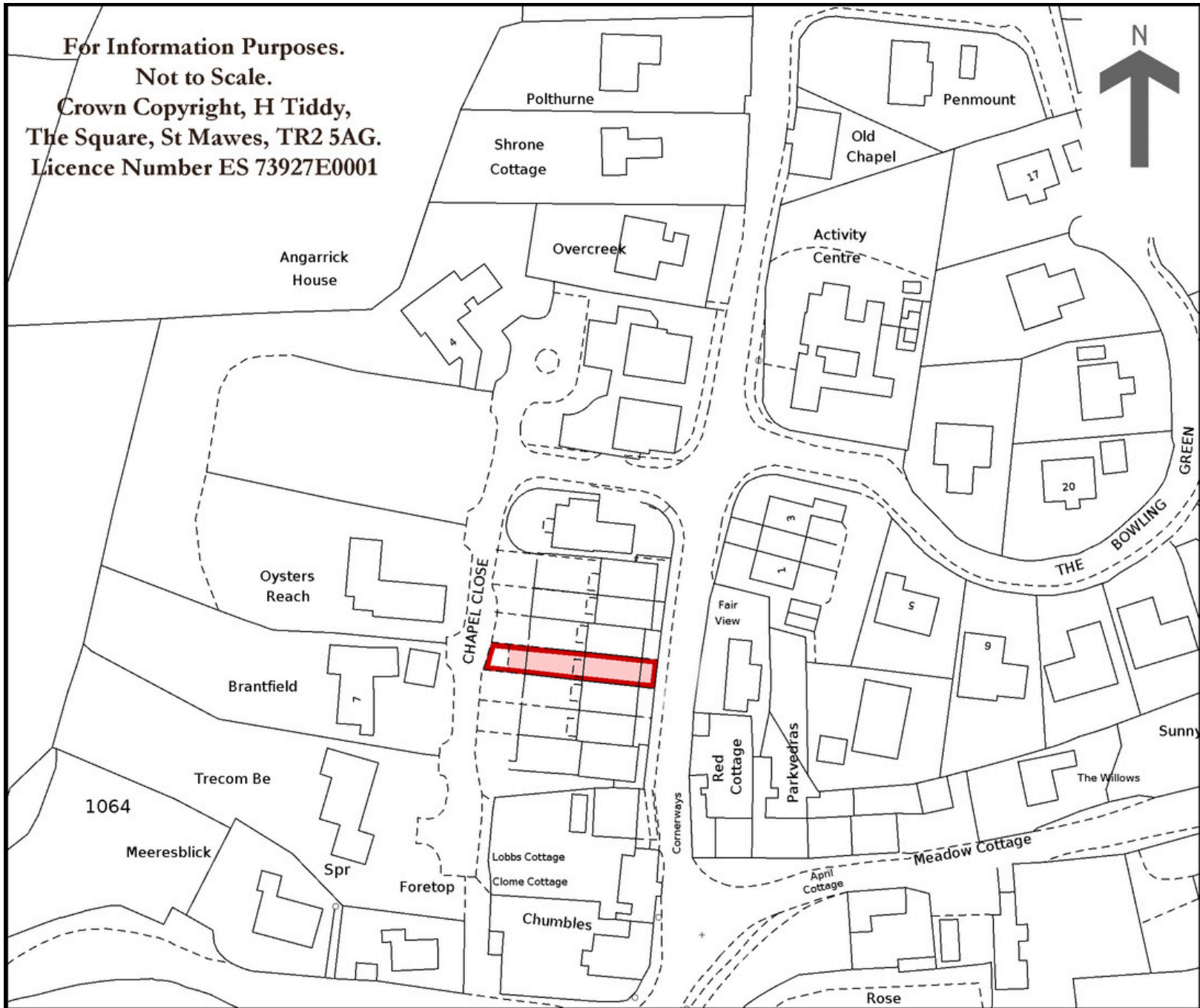
St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merges into the fine sailing waters of Carrick Roads and Falmouth Bay.

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.

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Not to Scale.  
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Angarrick House

Polthurne

Shrone Cottage

Overcreek

Penmount

Old Chapel

Activity Centre

17

20

THE BOWLING GREEN

Oysters Reach

CHAPEL CLOSE

Brantfield

Fair View

1

5

9

Sunny

Trecom Be

1064

Meeresblick

Spr

Foretop

Lobbs Cottage

Clome Cottage

Chumbles

Red Cottage

Parkvedras

The Willows

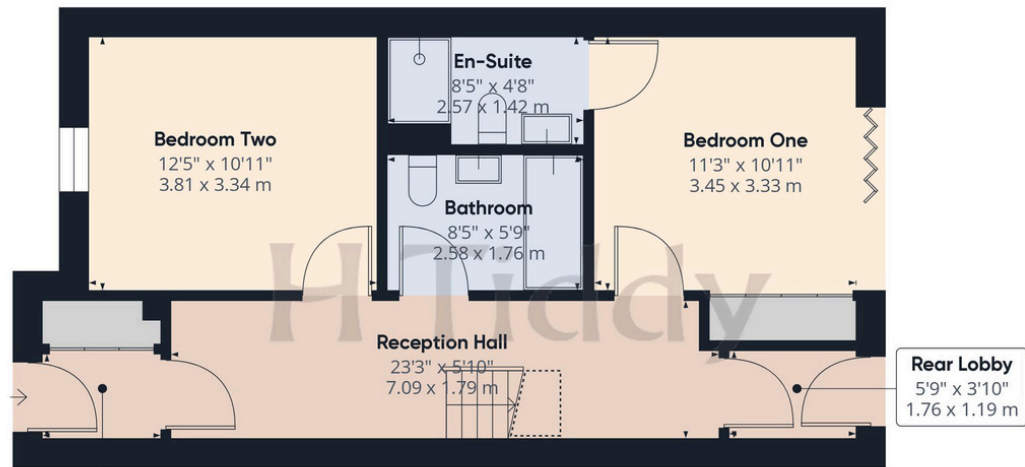
Meadow Cottage

April Cottage

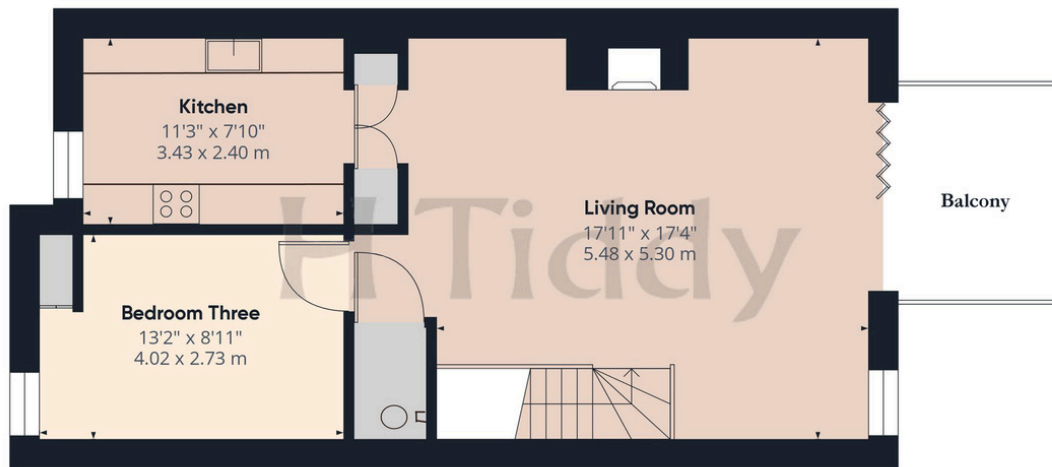
Rose

Cornerways





**Ground Floor**



**First Floor**

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

1113.39 ft<sup>2</sup>  
103.44 m<sup>2</sup>

**Reduced headroom**

55.15 ft<sup>2</sup>  
5.12 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

## General Information

**Services:** Mains water, electricity and drainage. Television points. Electric boiler for underfloor heating to radiators and a pressurised hot water tank.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** D

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

**Broadband:** Superfast FTTC Broadband available. Openreach predicted max download speeds: Superfast 74 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL247750.

**Holiday Letting and Viewing Arrangements:** The property is let via Classic Cottages as a sleep 6 and no pets policy. Changeover days are Fridays during the weeks there are paying guests arriving or departing.

**Available by Separate Negotiation:** The stylish and tasteful fixtures, fittings, contents and furnishings (with the exception of the seller's personal belongings or items of a sentimental nature). For the boating enthusiast, also available by separate negotiation, currently moored in St Just Creek and cared by Pasco's Boatyard is an Ocean Master 630 WA 2019 family dayboat with a Mercury 115hp outboard motor plus extras including a tender and road trailer.

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

## Creek View

4 The Lookout  
Chapel Close  
St Just In Roseland  
TR2 5LG

## 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'.

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.

