



Roseland Nursery

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A light and airy 4/5 bedroom, 3/4 reception, 3 bathroom modern detached residence, privately located in circa 2.6 acres of grounds on an exclusive road on the outskirts of this sought-after Cornish coastal village.



Accommodation Summary

Total Internal Floor Area (including garages): 2,663.74 sq ft (247.47 sq m).

Ground Floor

Entrance Porch, Reception Hall, Shower Room, 2 Bedrooms, Breakfast Kitchen, Conservatory, Living Room.

First Floor

Landing, Sitting Room, Double Bedroom 3, Family Bathroom, Principal Bedroom with En-Suite Shower Room, Study / Bedroom 5.

Outside

Connecting Double Garage, 2.6 Acres of Grounds, Detached Garage / Workshop (18'5" x 16'0").



Introduction

Offering the best of both worlds, with privacy and tranquillity coupled with being a convenient walk to the wide range of amenities, beaches and sailing waters, this comfortable house was architect designed by Christopher Bent and built by a local reputable builder, Tony Boulter, in 2000 for our clients. The small original bungalow and market garden was purchased through H Tiddy in 1994, and was knocked down and rebuilt to the property as seen today.

Description

Suited towards the family or retiring buyer either as a permanent or holiday home, potential exists to create ancillary annexe accommodation for a dependent relative, teenager or nanny. A double garage connects to the property, equally there is a further detached garage offering ideal space for boat storage and boating regalia.

Our clients love trees but, subject to any consents, and careful pruning, stunning countryside and water views can be explored over the village, the National Trust Headland of St Anthony, and across St Mawes outer harbour to Falmouth Bay with the Lizard Peninsula beyond. Our clients currently enjoy these views during winter months, particularly from the first floor sitting room and principal bedroom suite.

The 2.6 acres of grounds are a particular feature. They offer a combination of formal lawn to partial woodland that has been designed for ease of maintenance as well as privacy. Our clients inform us that there is a hive of wildlife including visits from the occasional deer!

Summary

The property is warmed by an oil-fired central heating system and most windows and doors are by Everest double glazing. Set at a realistic guide price, we strongly recommend an internal inspection to fully appreciate this comfortable home which is also suited towards those looking for further potential.







Location Summary

(Distances and times are approximate)

St Mawes Harbourside, Main Shops and Pedestrian Ferries: 0.5 miles. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports). St Austell: 15 miles (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, 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.

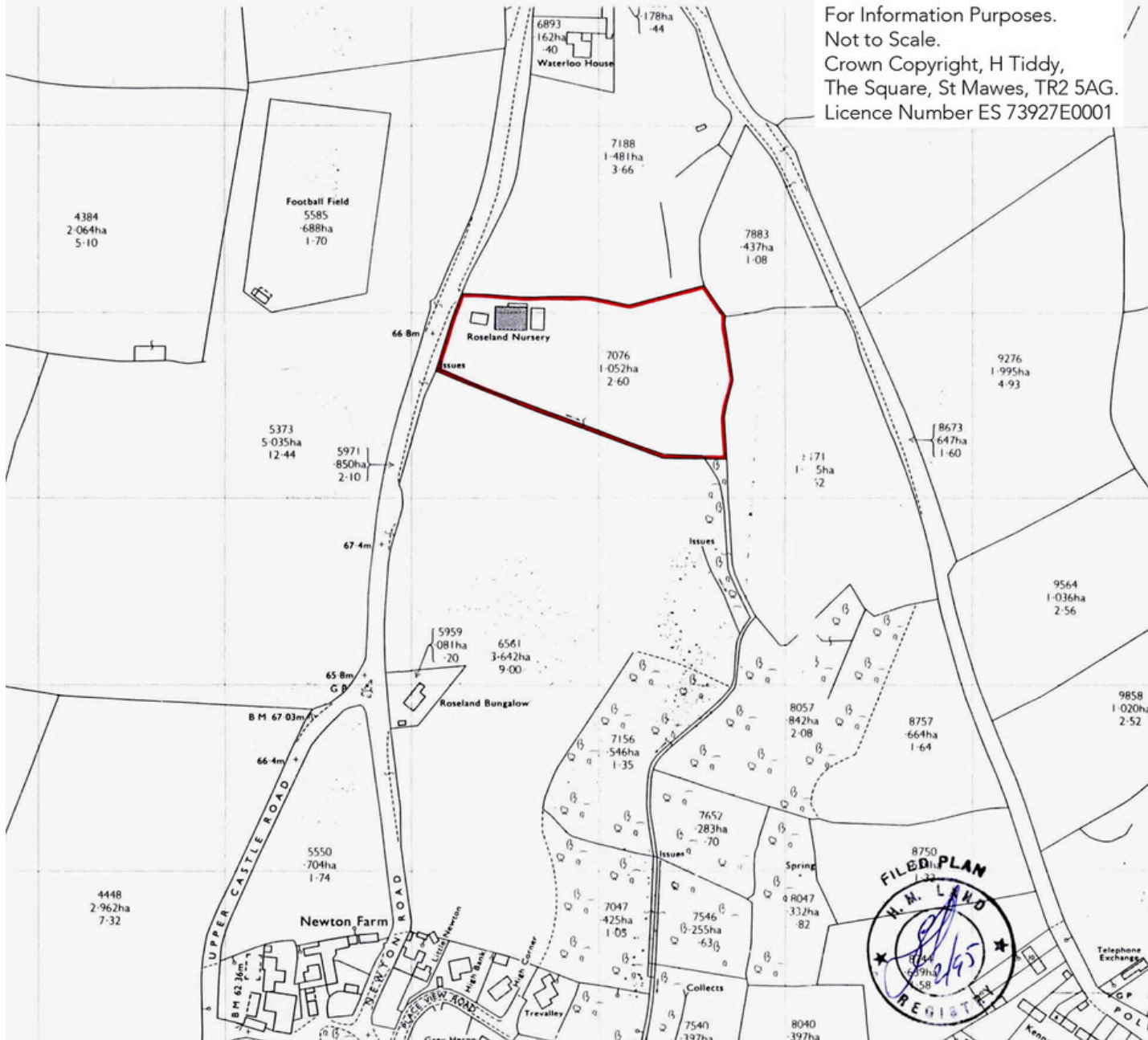
Fine Dining Restaurants

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.



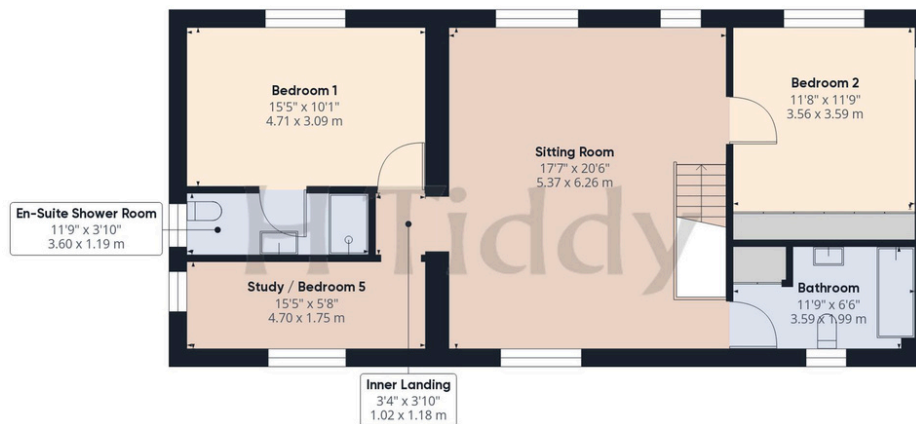
NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES

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Not to Scale.
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Ground Floor



First Floor

Approximate total area^m

2369.03 ft²
220.09 m²

Reduced headroom

7.32 ft²
0.68 m²

(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 and Specifications: Mains water, electricity and private drainage. Oil fired central heating. Double glazed windows and doors.

Energy Performance Certificate Rating: D.

Council Tax Band: G.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 38 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL104580.

Viewing: Strictly by appointment with H Tiddy.

Roseland Nursery

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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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