



Freshwater



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Sitting just moments from the water's edge in one of Cornwall's most prestigious coastal villages, this unique and contemporary waterside home has nautical influences and an aura of secluded luxury.



Accommodation Summary

Total Internal Floor Area: 1,005.67 sq.ft. (93.43 sq. m.)

Freshwater

Covered Entrance, Reception Hall, Cloakroom WC, Kitchen / Breakfast Room, Reception Room / Bedroom Three with lovely views of front garden, Living Room with retro-style wood-burner and picture window of back garden with stunning river views, Bedroom One with En-Suite Shower Room, Inner Hall with French Doors to the rear garden, Bedroom Two with beautiful river views, Inner Hall Bathroom.

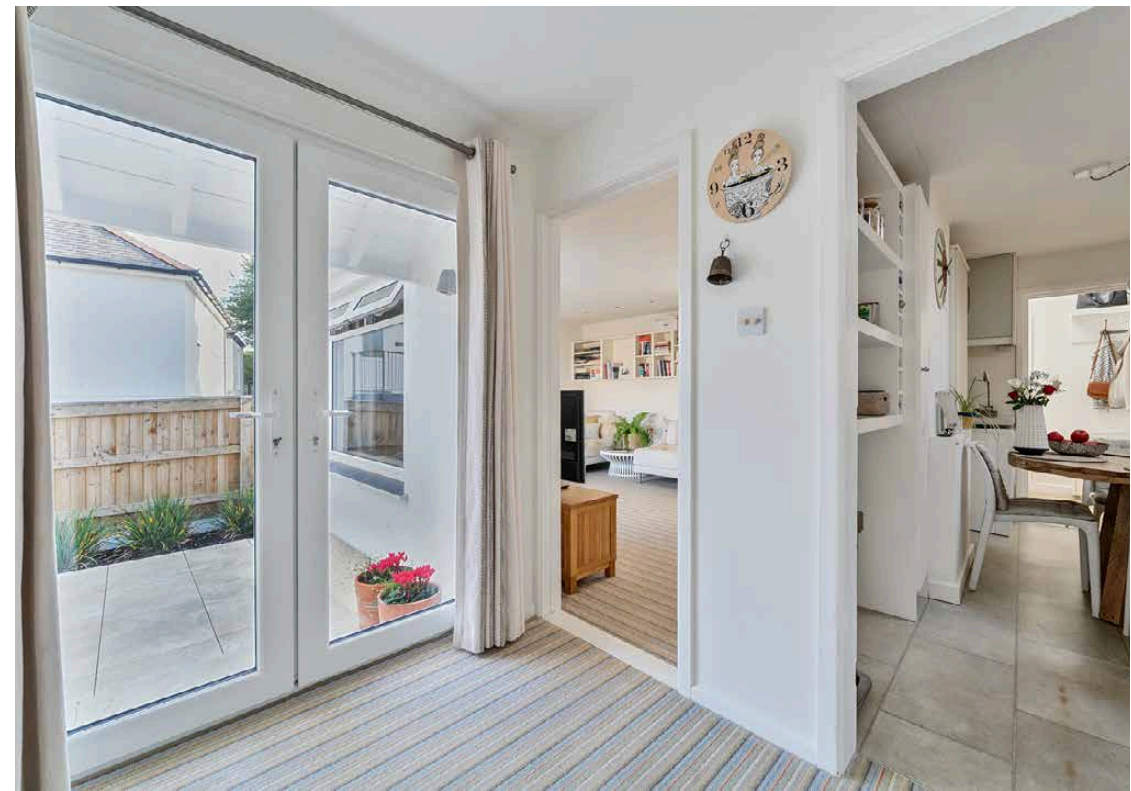
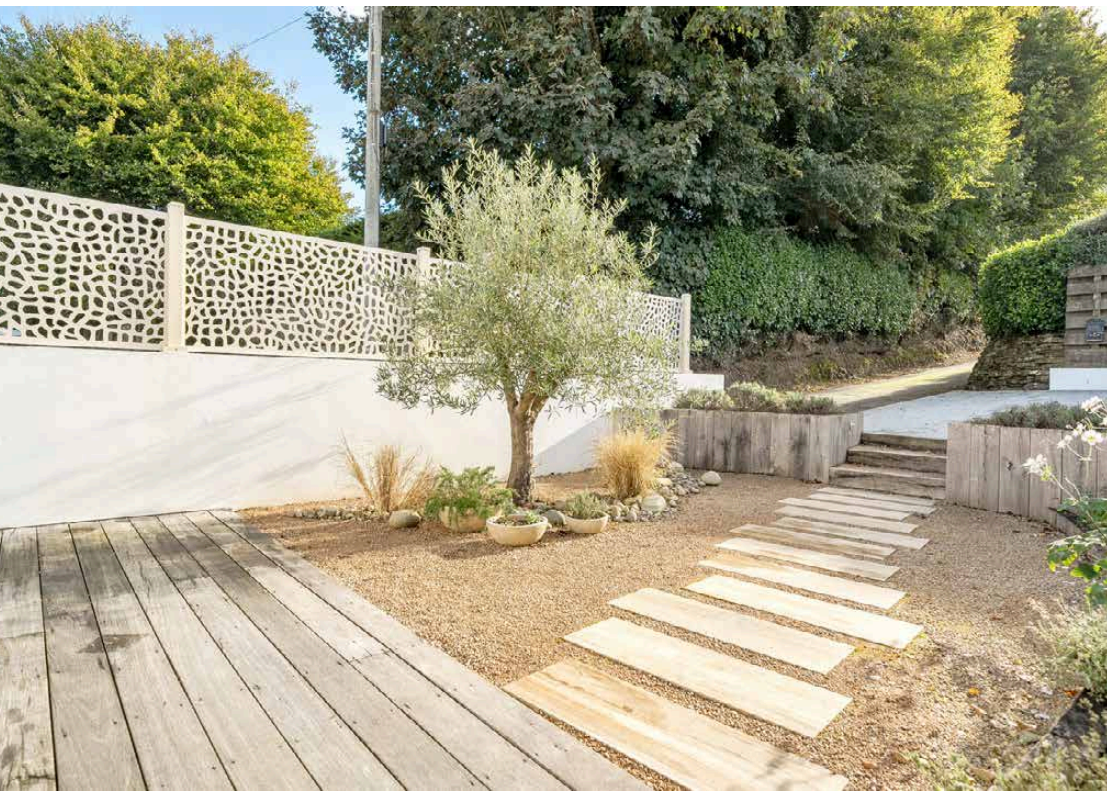
Outside

Block paved driveway and parking bay. Landscaped private walled front and rear garden. Raised slatted Porcelain Rear Garden Terrace with several sitting options and stunning water and countryside views. Detached good-sized Garden Shed.



Introduction

Set in an idyllic location, this detached waterside dwelling is a striking example of sympathetic modern design. Immaculately appointed both internally and externally, this unique and ready to move in home has the most delightful and captivating views over the Percuil River and the surrounding National Trust owned countryside in an Area of Outstanding Natural Beauty. Situated literally a stone's throw from the waters' edge where beautiful riverside walks are abundant, this is a perfect retreat especially for the water-sport or sailing enthusiasts and keen wild water swimmers. Freshwater is within a leisurely walk of local shops, beaches, café's, restaurants and pubs, yet is quietly tucked away from the hustle and bustle of the central village. Equally suited as a permanent home or holiday coastal retreat, Freshwater represents a very rare opportunity.

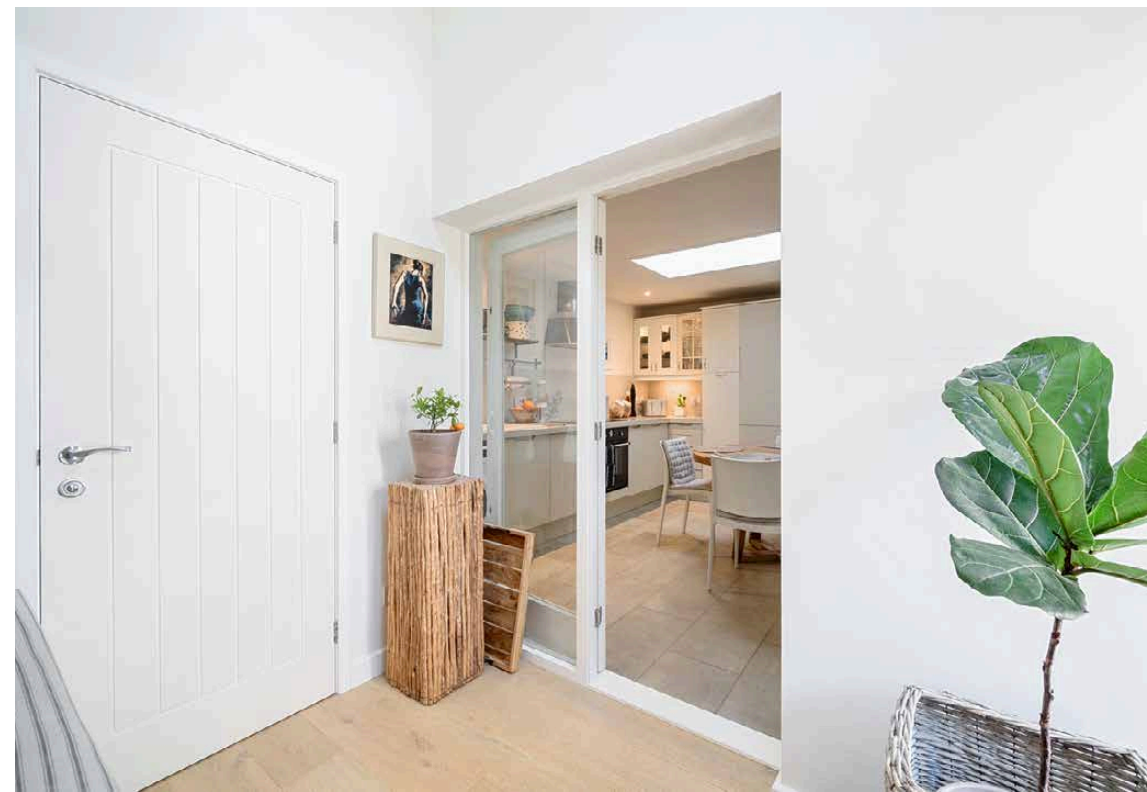


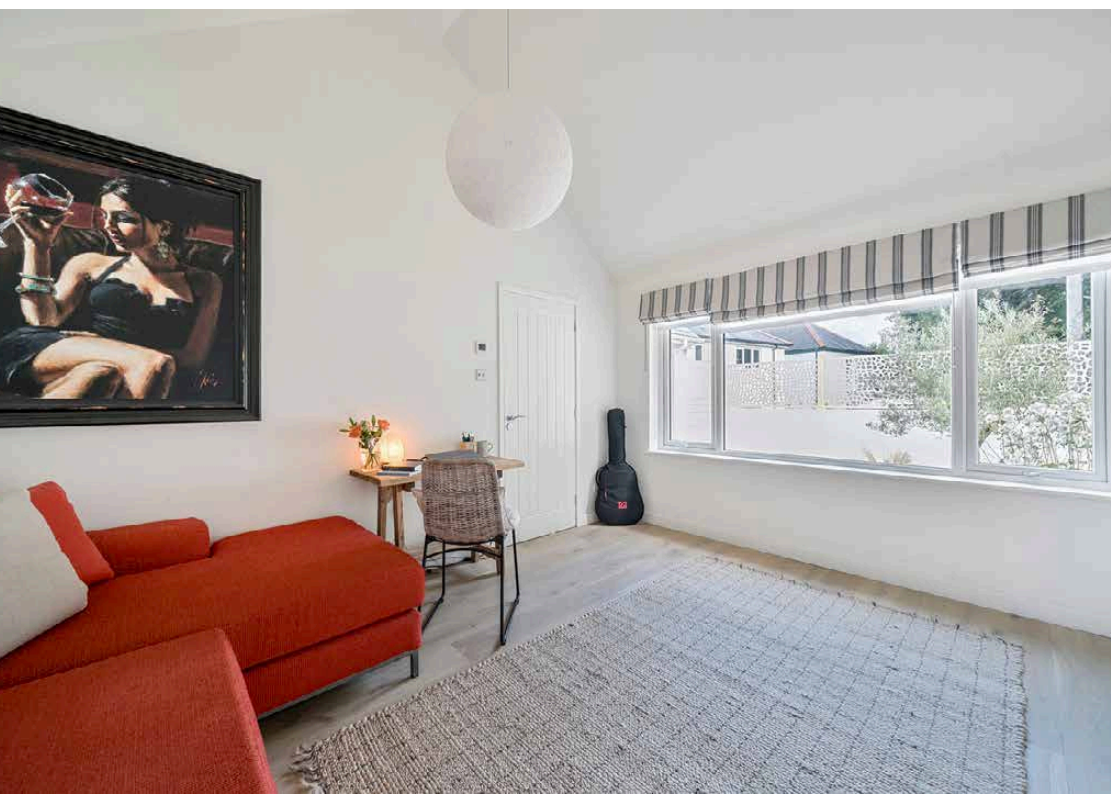
Contemporary Waterside Living

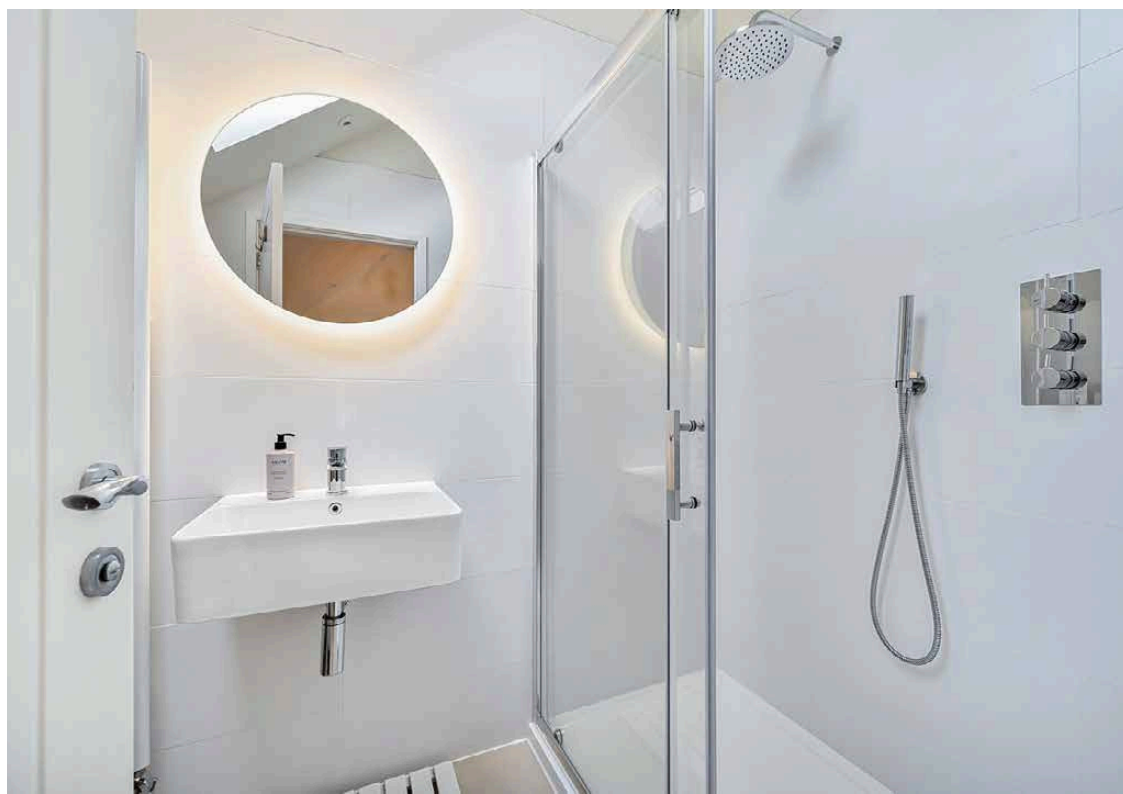
Upon parking on the newly built block paved drive, you sense the charm and atmosphere of the private front garden which is bordered by a wall and a decorative stylish composite fence. Landscaped in a Mediterranean theme, the garden is purposely designed for all day sun and maximum relaxation. Ambient external lighting adds a magnificent dimension at sunset.

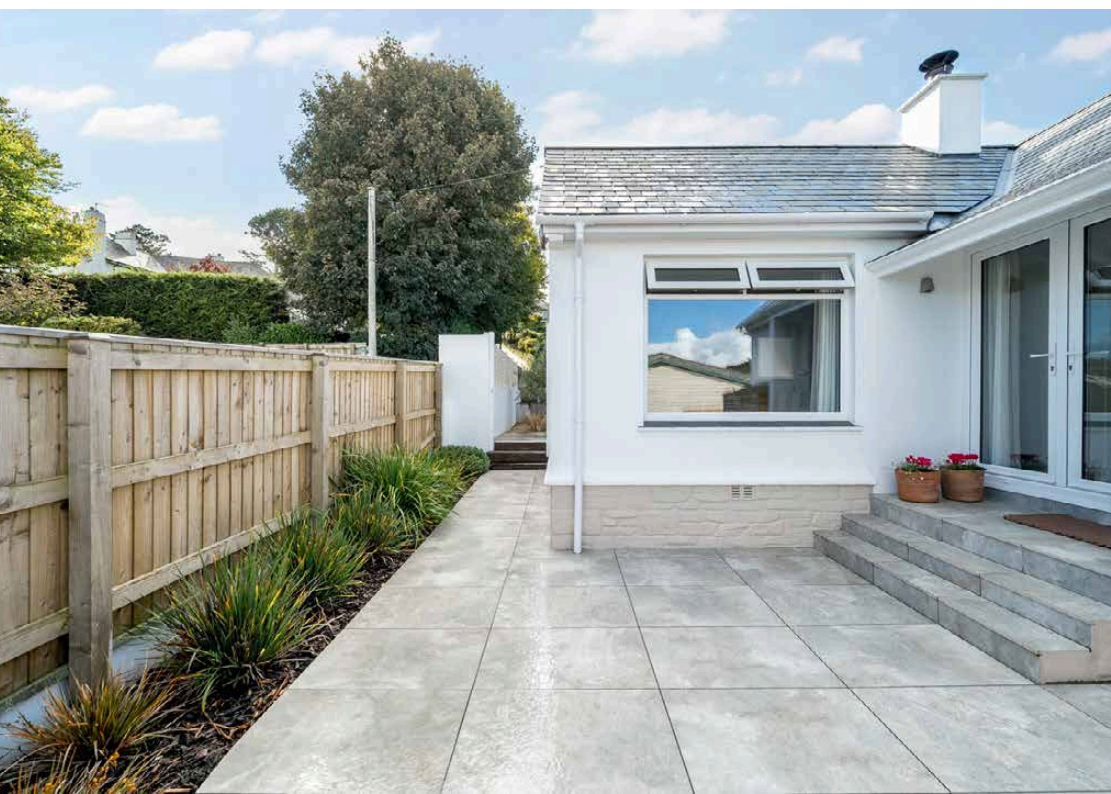
The covered front door is recessed and upon entering the Entrance Hall and Cloakroom the interior promptly sets the tone for a stylish décor throughout. The modern fitted Kitchen / Breakfast Room benefits from a rooflight and is accessed via a cleverly designed double glass door which partly opens and folds to sit in its recess. An aesthetically pleasing feature, it optimises the feeling of space and effortless transition from the Entrance Hall. The kitchen leads to an Inner Hall with French doors that opens out on to a stylishly raised landscaped Sun Terrace, perfect for dining alfresco and enjoying the tranquil river- and countryside views. A purpose-built side gate links the back- and front garden and offers a beneficial wind shield to the sitting area in the front garden. The Living Room features a large picture frame window with magnificent river views and a retro-style wood-burner. Off the Inner Hall is a bathroom and a cozy double bedroom with delightful river views.

On the opposite side of the main Entrance Hall is a Reception Room/third bedroom which has a purpose-built wall unit with cupboards and shelves, one of which conceals a swivel wall-mounted Smart TV. A creatively inspired lockable pocket door hides the access up a couple of easy steps to a spacious, En-Suite Bedroom, which has its own separate self-contained access door and windows to the front garden and driveway. Both of these newly built rooms benefit from high ceilings and underfloor heating. This part of the property has historically and successfully been holiday let through Airbnb.









Location Summary

(Distances and times are approximate)

Freshwater Boatyard and Riverside Walk: on the doorstep. Summers Beach: 500 yards. St Mawes Central Village, Harbour, and Pedestrian Ferries: 750 yards. 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 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 sailing waters and an active sailing club with a full programme catering for all ages.

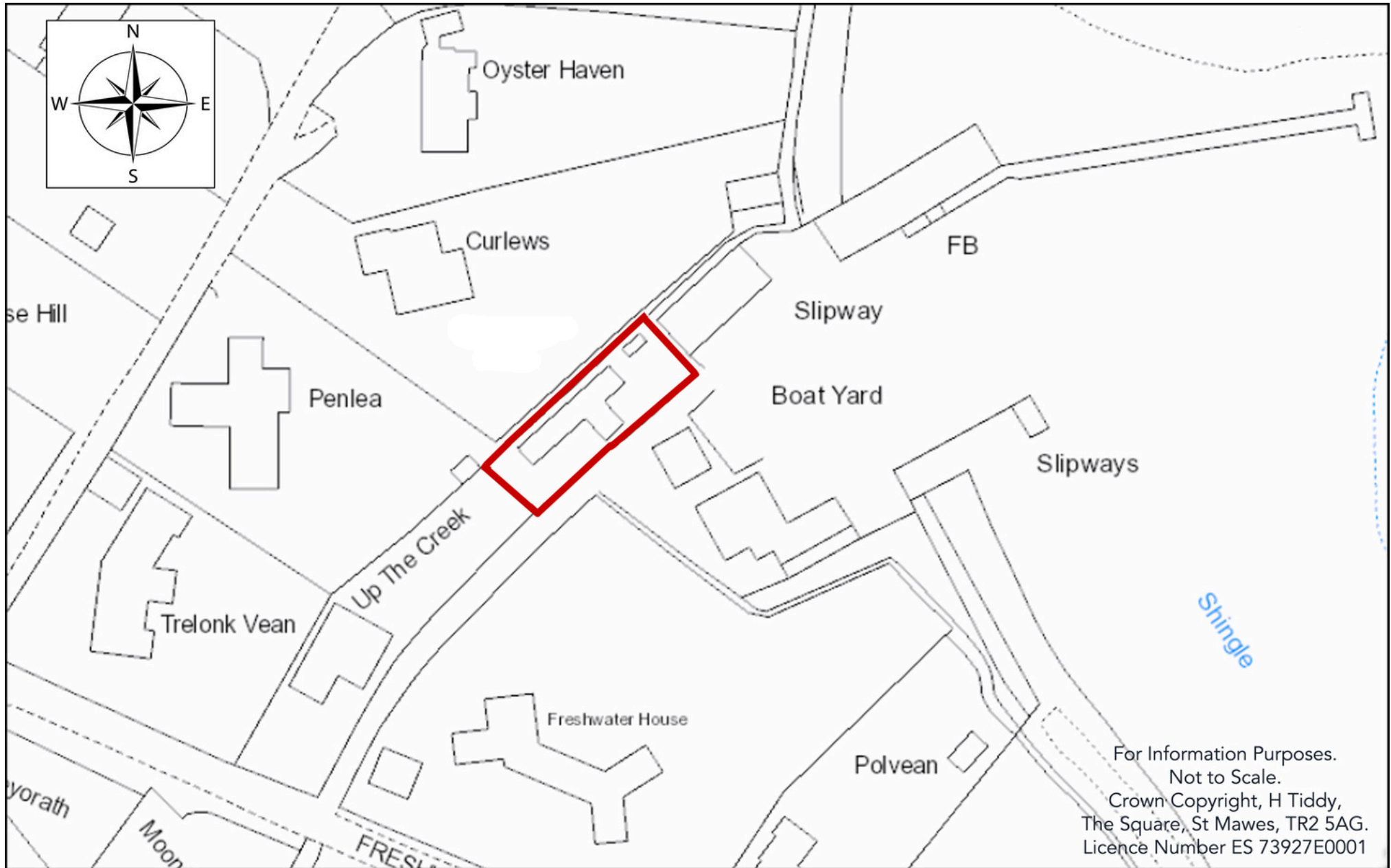
Cornwall

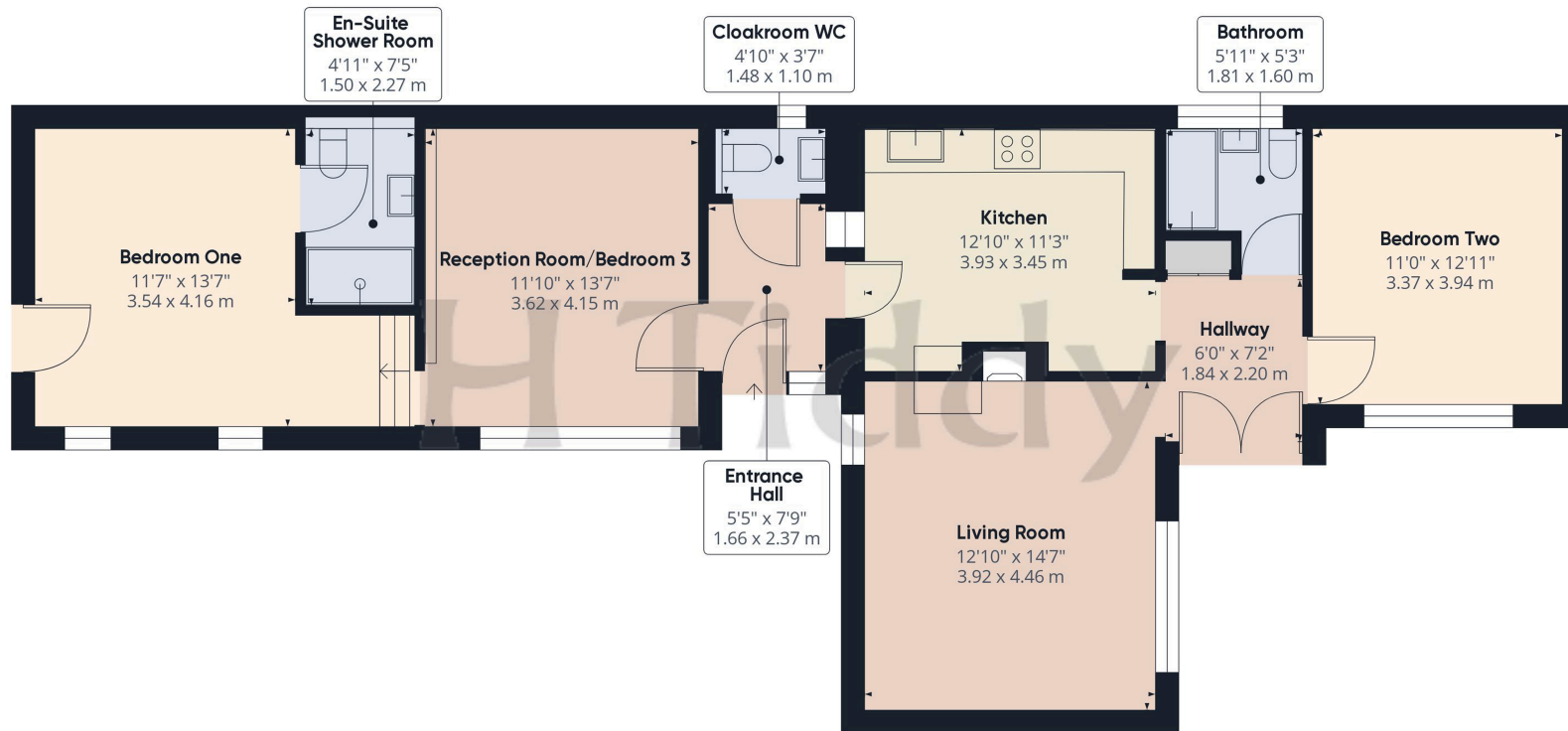
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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







Approximate total area⁽¹⁾

1005.67 ft²

93.43 m²

(1) Excluding balconies and terraces

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 plus a wood-burner in the Living Room. Underfloor heating in the new extension. Double glazed windows, doors and roof lights.

Energy Performance Certificate Rating: D

Council Tax Band: D.

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 1800 Superfast 80 Mbps; Standard 24 Mbps.

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

Tenure: Freehold..

Land Registry Title Number: CL44866.

Relevant Planning Application Number: Under Planning Application Number PA19/00028 permission was granted for the erection of a detached garage in the driveway if so required.

Holiday Letting: The En-Suite Bedroom has an Airbnb letting history for couples or single persons.

Agents Note: Freshwater Boatyard is mainly used for boat storage and maintenance and does offer launching facilities.

Viewing: Strictly by appointment with the vendors joint sole agents H Tiddy or Clive Pearce.

Freshwater

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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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