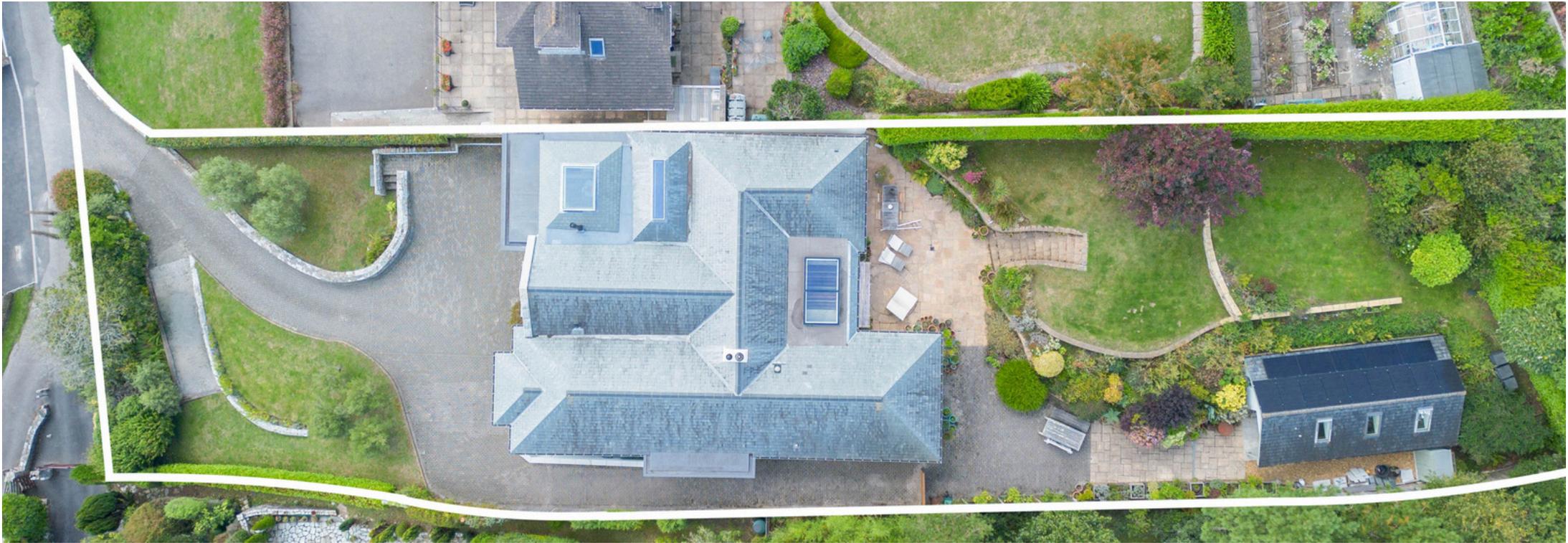




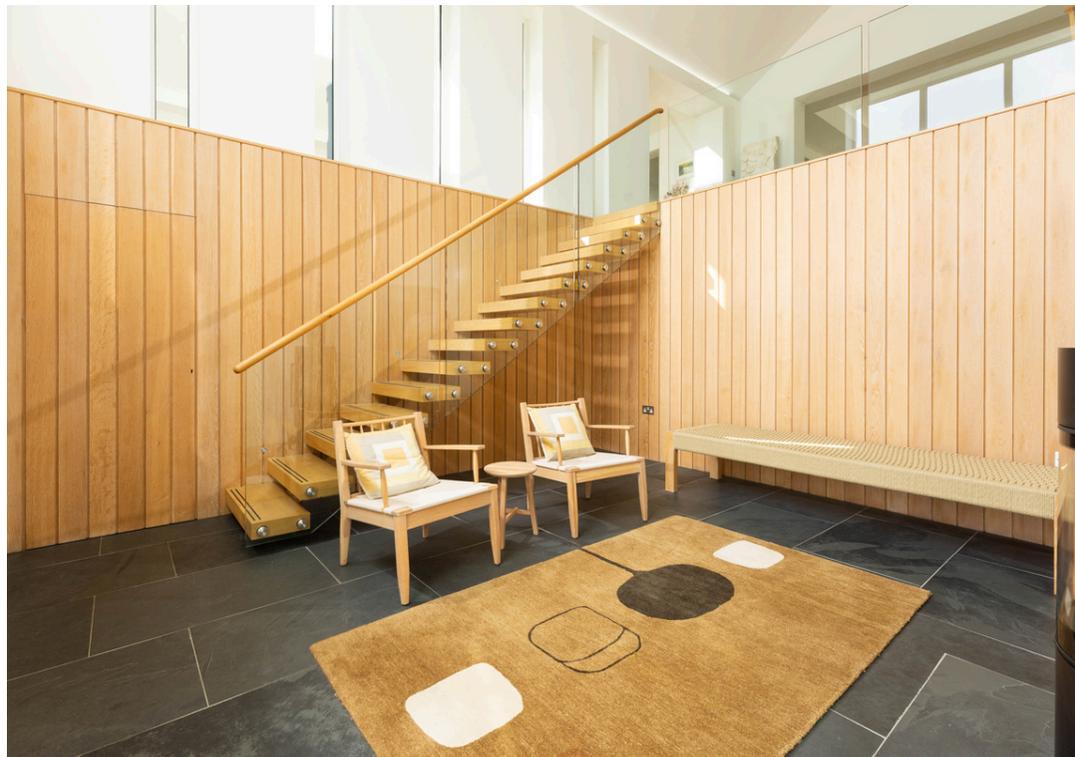
Gwel Dwr

H Tiddy



Gwel Dwr

An exceptional contemporary coastal residence of the highest standards, capturing breathtaking uninterrupted views of the beautiful deep-water river and rolling countryside. Located in an Area of Outstanding Natural Beauty, this tranquil retreat combines peace and privacy within an easy walk to shops, restaurants, beaches, boatyards, sailing facilities and scenic coastal walks.



Accommodation Summary

(Measurements are Approximate)

Gross Internal Floor Area (including Detached Studio):

4190 sq.ft (257.8 sq.m.) Plus, Balconies and Terraces: 55 sq.ft. (5.1 sq.m.)

Lower Ground Floor

Internal Floor Area: 951 sq.ft (88.4 sq.m.)

Open Entrance Portico, "Wow factor" Lower Reception Hall (with a High Atrium Vaulted Ceiling and Contemporary Woodburner), Guest Bedroom Suite with Walk-in Closet and En Suite Shower Room, Integral Double Garage.

Upper Ground Floor

Internal Floor Area: 2776 sq.ft (257.8 sq.m.)

Upper Galleried Open Plan Hall with Picture Window, Open Plan Dining Room, Sitting Room with Covered Balcony (55 sq.ft (5.1 sq.m.)), Bespoke Kitchen, Side Entrance Lobby, Living Room (with Pyramid Ceiling and Fireplace with Woodburner), Connecting Sun Room with Internal Tri-fold Doors, Bedroom Three with Stylish En Suite Shower Room, Inner Lobby with Cloaks / Storage Cupboard, Principal Bedroom Suite with Luxury En Suite Shower Room, Study / Work from Home Office, Cloakroom / WC, Inner Hall, Utility / Boot Room with an external access door leading from a Covered Porch, Laufen Family Bath/Shower Room serving Bedrooms Four and Five.

Detached Studio / Media / Games Room

Internal Floor Area: 463 sq.ft (43 sq.m.)

With Tasteful En-Suite Shower Room.

Outside

Plot Size Circa 0.44 of an Acre

Sweeping Drive with Boat Storage and Ample Parking, Boiler Room, Front Gardens, Large South and West Facing Rear Sun Terrace and Landscaped Rear Gardens.



Introduction

Gwel Dowr means “River View” in Cornish and is a luxurious, family-sized coastal haven spanning approximately 4,190 square feet. Originally built as a bungalow in the 1980’s, the property has undergone extensive expansion over the last decade. The high-quality reconfiguration has resulted in a striking modern home that is easy to maintain and upkeep.

Situated just 350 yards from the local slipway and boatyard, it’s perfectly placed for sailing enthusiasts. Designed by an architect to capture and celebrate its spectacular setting, the home echoes the style and sophistication of prime coastal residences, with uninterrupted, protected views across the Percuil River and the partially wooded National Trust countryside beyond, vistas that will remain untouched for generations.

This coastal gem features five generous bedrooms, including three with luxurious en-suite bath/shower rooms. A series of formal and informal living areas, both open-plan and private, provide flexible spaces for entertaining, relaxing, or retreating. Outside, the home is enveloped by beautifully landscaped gardens, offering a sense of privacy as well as all-day sunlight that lingers into the evening in the west facing gardens.

Gwel Dowr is a true ‘turn-key’ home, perfect for those seeking a show-stopping property that blends luxury and comfort, ideal for permanent living, holiday escape, or retirement.



Stepping Inside

On arrival, a slate-paved covered portico and wide oak entrance door set the tone for what lies beyond. Stepping inside, you're welcomed into a "wow factor" Lower Reception Hall, a stunning space with slate flooring, a contemporary feature wood burner to one side, and a floating staircase with skirting lights to the other. Eyes are immediately drawn upward along the oak-clad feature wall to the Upper Landing, crowned by a vaulted atrium ceiling with soft, concealed ambient lighting.

Mullion-style double-glazed windows on two aspects flood the Sitting Room and Principal Bedroom Suite with natural light. Discreetly tucked away behind a hidden oak-clad door lies access to the integral double garage. A small lobby leads to a beautifully appointed Guest Bedroom Suite which enjoys far-reaching river and countryside views and comes complete with study area, walk-in closet, and en-suite shower room.

From the impressive galleried Upper Hall, a large picture window above the front door is perfectly positioned to frame the spectacular views, which extend approximately 55 feet through the entire west-facing rear elevation, from the Sun Room, through the Living Room, across the Upper Hall and Lower Reception Hall, all the way to the eastern side of the house.

Elegant oak-glazed doors open to an inner lobby and into the open-plan Living and Dining Rooms. The Dining Room, with its vaulted, pyramid style, top lit ceiling, sits at the heart of this space, flowing seamlessly into the Sitting Room and bespoke Kitchen. The Sitting Room is airy and welcoming, a peaceful place to relax beside the contemporary log burner, or to gaze out at the picturesque river and countryside through sliding patio doors and picture windows as well as the sky through the glazed vaulted ceiling. The sliding doors open into a pocket to reveal a beautiful uninterrupted vista and lead to a covered balcony, designed to provide privacy and shelter.



Stepping Inside

The hand-built kitchen mirrors the classic style of the home, featuring shaker-style cabinetry, granite worktops, a central island, and a full range of integrated Neff appliances. Views from the kitchen are shared with the Dining and Sitting Rooms, reinforcing the connection to the landscape. A rear lobby provides access to the side path and gardens.

The Living Room is a standout space, with its striking pyramid ceiling, concealed lighting, and a slate fireplace with inset contemporary wood burner. Trifold doors open into the light-filled Sun Room, complete with a skylight atrium window. From here, sliding patio doors lead out to the rear sun terrace and landscaped gardens. A third bedroom with en suite shower room is also located adjacent.

The slate-floored Inner Lobby leads to a separate Cloakroom/WC, a work from home Study, and the Principal Bedroom Suite. This impressive bedroom features a large bay window mirroring that of the Lower Ground Guest Suite, showcasing the exceptional river and countryside views. The room is enhanced by extensive Hammonds built-in wardrobes and fitted furniture. A private en suite shower room is fitted with luxury Laufen fixtures.

From the Inner Hall, further doors open to a spacious Utility/Boot Room and large covered portico and back door leading to the wide side entrance. A spacious Family Bath and Shower Room serves two bedrooms: the fourth bedroom enjoys a triple-aspect outlook over the rear gardens, while the fifth bedroom includes built-in furniture and distant landscape views.







Detached Studio / Media / Games Room

Privately positioned in the corner of the gardens, this versatile and inviting space has a variety of uses with windows, skylights, trifold doors, insulated walls, solar panels and battery pack, electric heaters plus a stylish En-Suite Shower Room.



The Gardens

A sweeping driveway meanders to the main parking forecourt through two groups of olive trees. To one side is an area of wildlife flowers and lawn with a boat storage area at the bottom. The parking forecourt leads to the Entrance Portico and Double Garage. An extended driveway leads around the eastern side of the property where there is access to the self-contained Boiler Room and continues to the back door portico and gated garden courtyard beyond.

The rear gardens have been beautifully landscaped with a Jack and Jill dry stone wall with central steps leading to an area of lawn with shrub borders. A large west / south facing sun terrace is accessed via the fourth Bedroom or Sun Room.



Location Summary

(Distances and times are approximate)

Freshwater Boatyard: 350 yards. St Mawes Village Centre: 600 yards walk. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Newquay Airport: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with 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 VIII. 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 active sailing and gig rowing clubs.

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).

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.





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Upper Ground Floor

Approximate total area⁽¹⁾

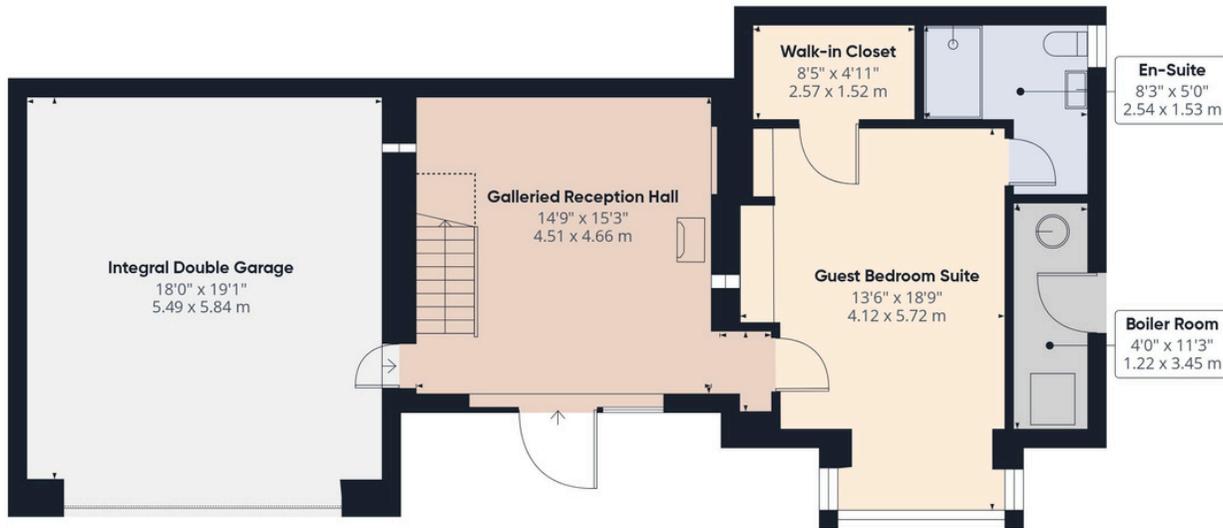
2776 ft²
257.8 m²

Balconies and terraces

55 ft²
5.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Lower Ground Floor

Approximate total area^m
 951 ft²
 88.4 m²

Reduced headroom
 21 ft²
 2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Information

Services: Mains water, electricity and drainage. Oil fired central heating. Electric panel wall heaters in the Studio / Media Room. Electric underfloor heating to the Sitting Room and Shower Rooms. Double glazed windows and doors. Solar Panels and Battery Pack. FTTP Full Fibre Broadband. 14 Photovoltaic panels generating 6Kw plus an associated battery that stores 10Kw of power.

Energy Performance Certificate Rating: C (70).

Council Tax Band: G.

Tenure: Freehold.

Furnishings, Contents and Effects: With the exception of the seller's personal belongings or items of a sentimental nature, the tasteful furnishings, contents and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

General Information

(Including Key Facts for Buyers)

Scan this QR code, visit our website or contact us.



Gwel Dowr

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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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H Tiddy