



Trevennan West

H Tiddy

## Trevennan West

*This refined coastal home occupies an elevated position, enjoying captivating views across St Anthony Headland, St Mawes' harbour and the sweeping waters of Falmouth Bay. Built in 2006 by a respected local builder, the property sits in the heart of the village and offers elegant reverse-level living, a generous balcony for entertaining, and the rare advantage of off-road parking, all within a 175-yard walk of the waterfront.*



## Accommodation Summary

**Gross Internal Floor Area :** 1,203 sq. ft. (111.8 sq. m.)

### Ground Floor

Covered Entrance, Reception Hall, Principal Bedroom with En-Suite Shower Room, Utility and Airing Cupboard, Bedroom Two with French Doors opening to the rear garden, Family Bathroom with separate shower, Bedroom Four / Media Room.

### First Floor

Galleried Landing, Spacious Living Room incorporating Dining, Reading and Sitting areas, Stylish Kitchen, Bedroom Three or Media Room, Balcony enjoying headland, harbour and bay views.

### Outside

Paved Parking Forecourt (for two vehicles), Front South-Facing Terrace, Private Rear Patio Garden with pedestrian access and timber storage shed.



## Introduction

Trevennen West is a tastefully presented modern semi-detached residence, located just 175 yards from the heart of St Mawes. Light-filled and predominantly south-facing, the house combines contemporary comfort with a subtle sense of coastal character. The reverse-level layout provides flexible accommodation, well suited to both couples and families, while the provision of off-street parking adds valuable convenience in this central village setting.

Built in 2006 by a reputable local builder, the property has been carefully designed to take full advantage of its elevated position, with attractive sea views across St Anthony Headland and the wide expanse of Falmouth Bay forming a constant coastal backdrop.

## Description

Set in a peaceful yet central position, Trevennen West enjoys easy access to the village's shops, restaurants, cafés and pubs, as well as beaches, coastal walks, watersports facilities and the foot ferries operating from the quay and harbourside. This prime location makes the property equally appealing as a permanent residence or a high-quality coastal retreat.

The accommodation is arranged over reverse levels, allowing the principal living spaces to fully capitalise on both light and views. The first floor features a generous open-plan living, dining and kitchen area, designed for relaxed everyday living and entertaining. Three sets of French doors open directly onto the spacious balcony, creating a seamless connection between indoors and out and providing an exceptional setting for outdoor dining or simply enjoying the outlook. A further room on this level offers flexibility as a third bedroom, media room or study.

On the lower floor, there are three well-proportioned bedrooms alongside a family bathroom with a separate shower cubicle. The principal bedroom benefits from its own en-suite shower room, creating a calm and private retreat. Bedroom two opens via French doors onto the rear patio garden, while the additional bedroom is currently used as a media room and occasional guest room. A useful utility and airing cupboard is accessed from the hallway.



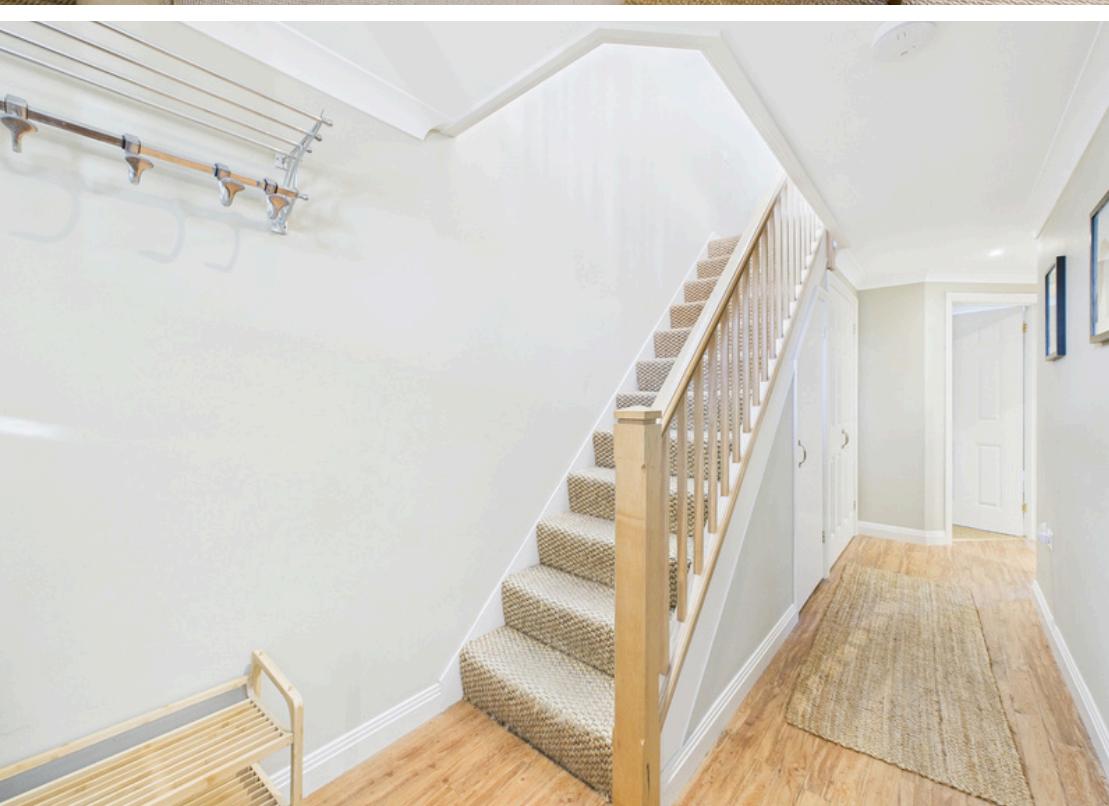
## Externally

A particularly notable feature is the off-street parking, a rare and highly sought-after benefit in this central St Mawes location. To the front, a sunny south-facing terrace provides a perfect spot for morning coffee or quiet relaxation, enjoying privacy and all-day sun. To the rear, the patio garden offers practical outdoor space, with room for kayak or paddleboard storage, while a timber shed discreetly houses garden tools, bicycles, outdoor furniture and boating equipment.

## The Views

Trevennen West enjoys far-reaching coastal views, encompassing fishing boats and moorings within St Mawes harbour, stretching towards Amsterdam and Carricknath Points on the National Trust-owned St Anthony Headland. Beyond, the views extend across Falmouth Bay towards the Manacles and out into the English Channel. The harbour and bay remain animated throughout the year, with sailing activity and seasonal racing adding to the vibrant maritime atmosphere.







## Location Summary

(Distances and times are approximate)

Central Village and harbourside: 175 yards. Tavern Beach: 550 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with flights to London, other UK regional airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct train.

## 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, found on the tip of the Roseland Peninsula and the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. 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

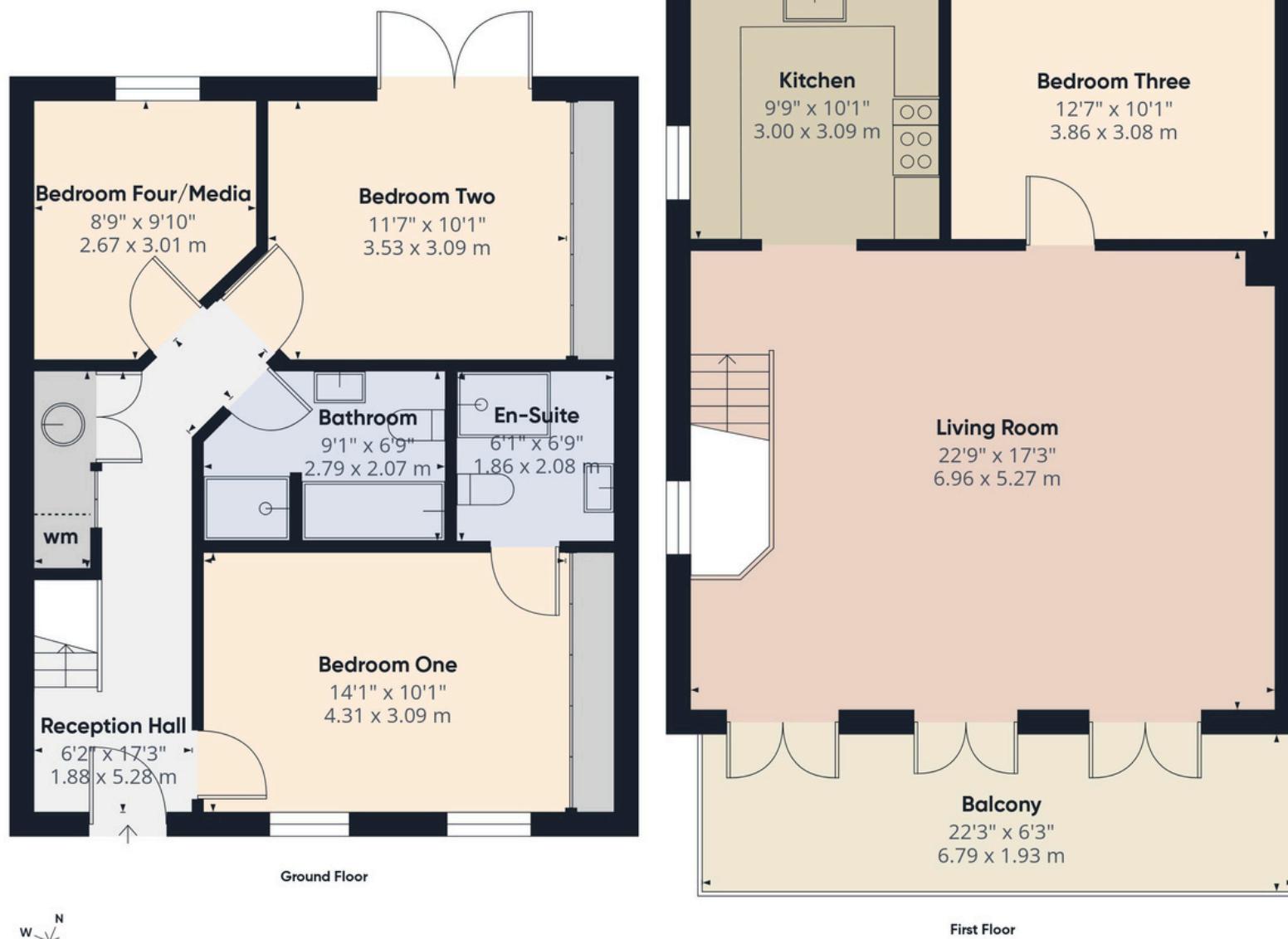
St Mawes has a wide range of amenities, which are open all year, including bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, 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, an active sailing club, gig rowing club, tennis club, and bridge club.

## 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 Treliiske).

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Rob Eden (Watergate Bay), Adam Handling (Newquay), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Guy Owen 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.



## General Information

**Services:** Mains water, electricity and drainage. Double glazing, Oil Fired Central Heating.

**Energy Performance Certificate Rating:** C

**Council Tax Band:** F.

**Tenure:** Freehold.

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

**Viewing:** Strictly by appointment with H Tiddy. The property is holiday let and can therefore only be viewed on changeover days during the weeks paying guests are staying. Prior to making any travel arrangements, please liaise with us.

## Key Facts for Buyers

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



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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.

