



Penolva

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Occupying a truly world class setting and enjoying spectacular uninterrupted 180-degree sea, lighthouse and harbour views, this distinguished marine residence has Royal Family connections and is one of only a few in St Mawes with direct water frontage and a private slipway.



Accommodation Summary

Internal Floor Area including annex and store: 3,659.3 sq. ft.
(339.96 sq. m.)

Plot Size: circa 0.34 of an acre

Upper Ground Floor

Approximately 1476.92 sq.ft. (160.21 sq.m.). Accessed at ground level from the front. Reception Hall (with sweeping staircase down to the Lower Ground Floor), Landing (with three storage cupboards), Two Inner Landings, Laundry Storeroom, Principal Bedroom with Ensuite Shower Room, Guest Bedroom with en-Suite Bathroom, Two further bedrooms both with En-Suite Bath / Shower rooms. (All the bedrooms capture the beautiful harbour, headland, bay, lighthouse and sea views.)

As part of the main dwelling or utilised as a self-contained annexe: Connecting Side Hall, Prep Kitchen / Utility, Shower Room WC, Day Room /Hobbies Room.

Lower Ground Floor

Approximately 1724.49 sq.ft. (160.21 sq.m.). Level access to the rear sun terraces and courtyard. Lower Hall, Cloakroom (with large under-stairs storage cupboard), W/C, Stunning Dining Room (with French Doors to the Sun / Dining Terraces), Exceptional Drawing Room (open plan with Reading, Sitting, and Music Areas plus a fireplace with wood burner inset), Second Reception / Media Room, Inner Hall, Walk in Pantry, Kitchen / Breakfast Room (with an Aga), Rear Lobby (with access to a courtyard), Utility / Laundry Room. The Drawing Room, Dining Room and Kitchen / Breakfast room enjoy the spectacular sea and harbour views.

Planning Permission

Under planning application number PA19/03455, lapsed planning permission was granted for a proposed lower ground floor extension, upper ground floor balcony structure and roof alterations in the attic to form an extra floor with dormer windows and two further bedrooms.

Little Penolva

Approximately 417.64 sq.ft. (38.8 sq.m.). Detached Annexe located from the front Parking Forecourt. Entrance Hall (with sink for tea /coffee etc), Bedroom One with En-Suite Shower Room and Juliette balcony offering water views, Bedroom Two with En-Suite Shower Room.

Outbuildings

Off the Rear Courtyard are two storage outbuildings plus a wine store and useful Store Room for wet suits and boating regalia.



Penolva

Penolva meaning “lookout on the headland” was built in the early 1960’s by Dick Wilkins, a personal friend of the Queen Mother and a great sportsman as well as a respected personality in the City of London. Yachting was one of his great hobbies and it is documented that the Queen Mother and other members of the Royal family often visited Wilkins and stayed at Penolva coming ashore from H.M.Y Britannia via the slipway originally built for that purpose. Renovated and modernised a few years ago, this characterful home has influences in its architecture from the arts and crafts period. It’s good-sized grounds and terraces are suffused with colour and sparkling light and are zoned with an array of enjoyment spaces whilst offering complete privacy and seclusion.



The Panorama

Individual in its design and located in beautiful and private south to south east facing and relatively level landscaped gardens, as the meaning of this exceptional property's name depicts, Penolva offers uninterrupted and inspiring panoramic water and countryside views that have to be experienced to fully appreciate. The vista extends from Summers Beach, Polvarth Point, the Percuil River with its yacht and boat moorings, the quaintness and magic of St Mawes harbour including Tavern Beach, the beautiful part-wooded countryside on the National Trust owned St Anthony Headland and its Lighthouse which the spans across to Falmouth Bay, the Manacles on the Lizard Peninsula and miles of open sea over the English Channel. On a clear day one can see for 50 miles or more! Falmouth Bay and St Mawes Harbour are a hive of marine activity most of the year: from dolphins, seals, basking sharks, egrets and gannets to all types of marine craft, oyster catchers, super yachts, visiting cruise liners, and captivating local sailing races during the season.



The Gardens

At the Front: There is a pillared vehicular entrance off Lower Castle Road to a Parking Forecourt (for at least four vehicles). Off the parking area is access to the main front entrance to Penolva as well as main access door to Little Penolva. To the side of Little Penolva is a pedestrian gate and steps which lead down to a path to the Courtyard which also allows side access to the rear gardens.

Upper Gardens: A landscaped terrace extends the whole width of the property allowing level "outside to within" access for sun worshippers, relaxing, reading, alfresco dining and barbecues whilst taking in the breathtaking vista. Various footpaths and steps meander down to the lower / foreshore gardens and are inter-dispersed terraces occupied by colourful mature plants, shrubs, and fauna.

Lower Foreshore Gardens: Offering the captivating panoramic views on the waterside and with an aura of the Mediterranean about it, a wide landscaped sun terrace extends the whole width of the gardens and allows ample space for sun bathing as well as alfresco entertainment. To the south western corner is a featured stone built circular seating area. From the Lower Terrace, private stone steps lead down to allow access on to the foreshore as well as the private slipway.









Location Summary

(Distances and times are approximate)

St Mawes Castle and Coastal Path: 120 yards. Tavern Beach: 350 yards. Hotel Tresanton: 175 yards. St Mawes Quay, local shops and cafes: 700 yards. Truro: 10 miles via car ferry. Falmouth: 20 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with regular direct flights to London, other UK regional airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct rail. Plymouth: 58 miles. Exeter: 97 miles.

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 an active sailing club with a full programme to cater for all ages.

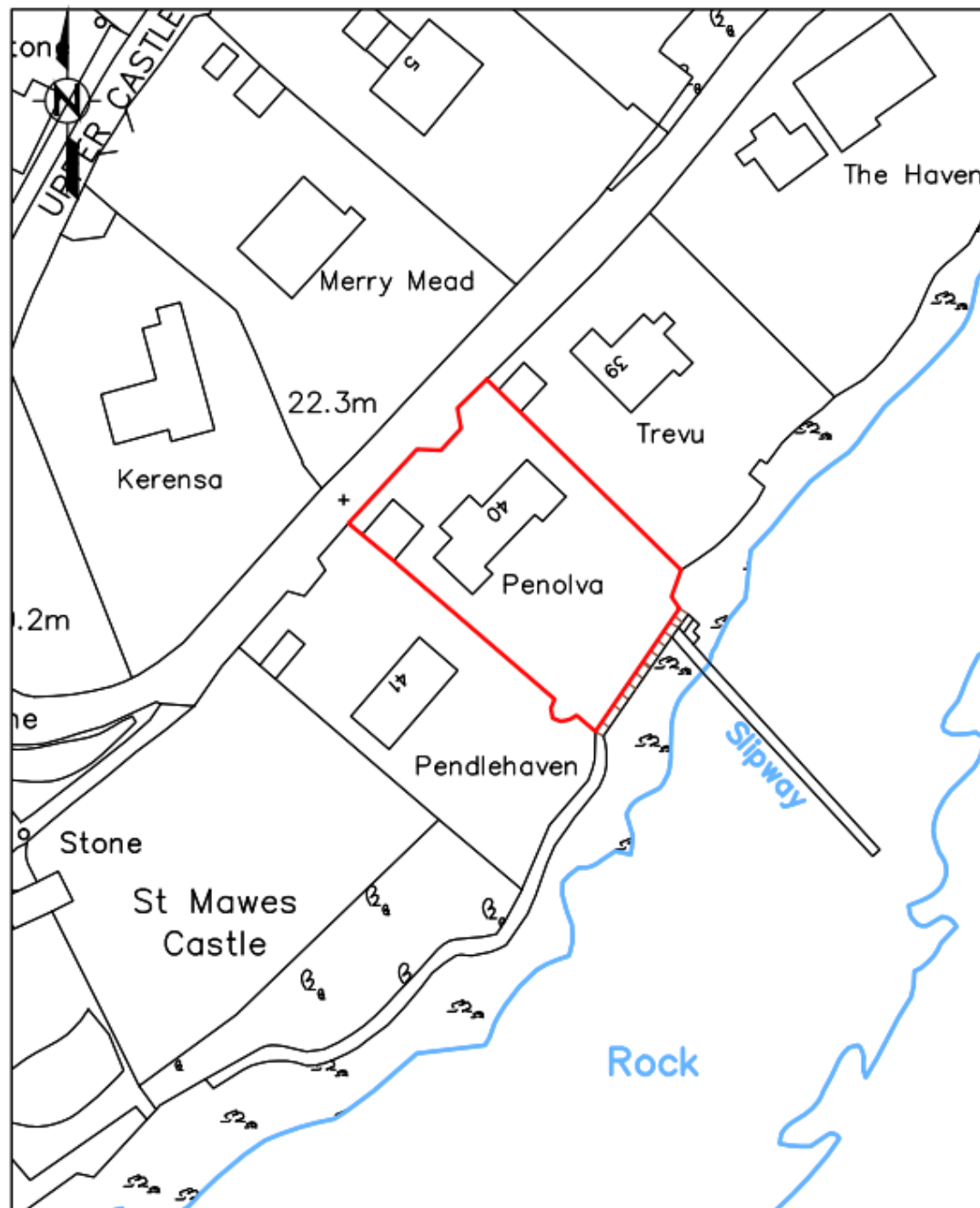
Cornwall

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 offering 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.







Approximate total area⁽¹⁾

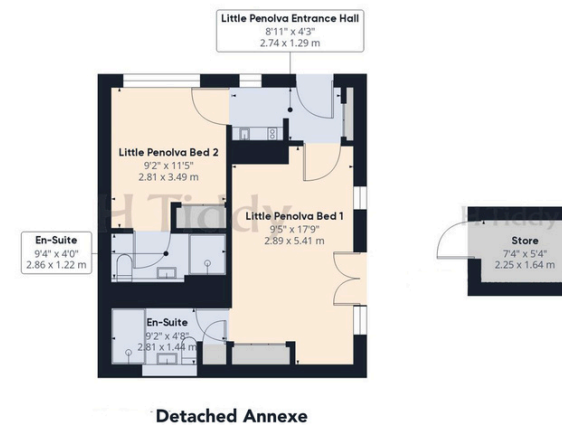
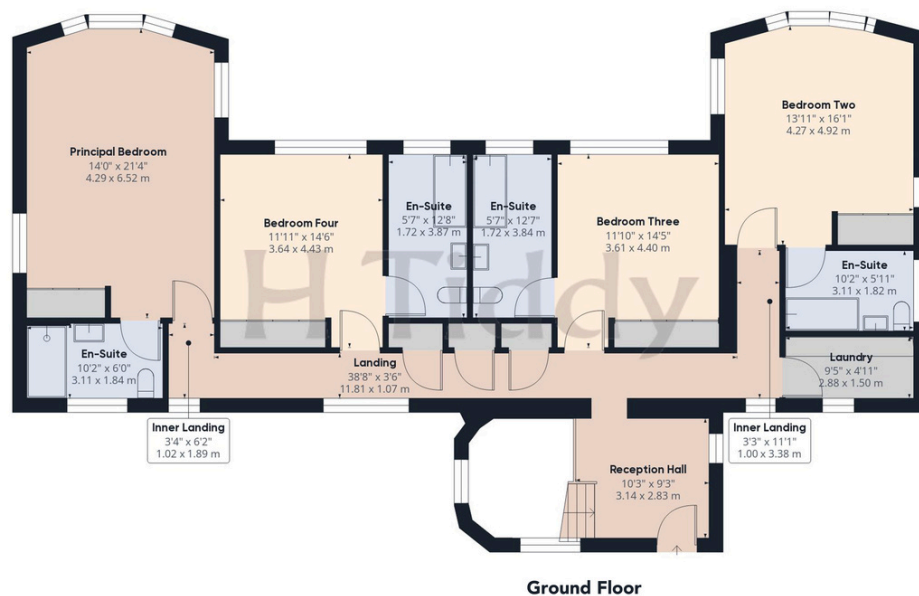
3659.3 ft²

339.96 m²

Reduced headroom

22.5 ft²

2.09 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 and Material Information

Services and Specifications: Mains water, electricity and drainage. Electric under floor heating in the main residence. Aga in the Kitchen. Wood burner in the Drawing Room. Electric heaters in the annexe.

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 49 Mbps; Standard 24 Mbps.

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

Energy Performance Certificate Rating: E

Council Tax Band: Currently Zero under small business rates relief.

Tenure: Freehold.

Land Registry Title Number: CL93786.

Planning Permissions: PA19/03455: Proposed rear extension, first floor balcony structure and proposed roof alterations to form dormer windows and attic bedrooms. PA15/08737: Proposed conversion of detached garage to an annexe, with Juliette balcony on South East elevation, to provide ancillary accommodation to the main house.

Holiday Letting: Penolva has an established holiday letting history and has been featured in many national press articles.

Furnishings: Contents and Effects: Except for the owner's personal belongings, the tasteful fixtures, fittings, furnishings, contents and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Penolva

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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.

