



Sea Mist

H Tiddy

Sea Mist

An exceptional eco-friendly coastal residence in show home condition, built around four years ago to outstanding quality specifications, located in a privately gated drive, enjoying breathtaking views of the harbour, bay, surrounding National Trust countryside, and the sea.



Accommodation Summary

Internal Floor Area: 2,867 sq ft (266.5 sq m)

Balconies and Terraces: 145 sq ft (13.5 sq m)

Ground Floor

Canopied Entrance, Reception Hall, Cinema Room with Study Area, Bedroom Four with En-Suite Shower Room and Sun Terrace, Cloakroom, Utility / Laundry Room, Plant Room, Integral Double Garage.

First Floor

31'11" Open Plan Living Dining Kitchen with 36'11" Balcony and level access to the Rear Garden, Bedroom Two with En Suite Shower Room and Balcony access, Bedroom Three with access to the Rear Garden, Family Bathroom.

Second Floor

24' Lounge with Velux Cabrio Balconies, Principal Bedroom with Dressing Area, En-Suite Shower Room and Picture Gable End Window.

Outside

Gated Electronic Entrance to Paved Private Driveway. Parking to front and side. Front Garden with Lawn and Patio. Enclosed Landscaped Rear Garden with Large Sun Terrace, Seating with Ambient Lighting and Patio, Featured Pagoda / Barbeque / Seating Area. Mature Shrub Beds, Level Lawn, Fenced and Hedged Borders.



Introduction

Located within 350 yards walk of the central harbour area, shops, pubs, restaurants, beaches, coastal walks and sailing facilities of St Mawes. This bespoke energy efficient property was constructed by a reputable quality builder around four years ago and has 6 years remaining of the new build warranty.

Sea Mist is tastefully furnished and elegantly interior designed. With the exception of personal belongings, or items of a sentimental nature, all the fixtures, fittings, contents and furniture is available by separate negotiation. It has been superbly cared for by its loving owners who have regarded the dwelling as their home from home and is literally in immaculate 'show home' condition.



Description

A superbly equipped contemporary fitted kitchen flows the full depth of the building open plan to dining and living spaces with glass inset wood burner and a balcony to capture the stunning water and countryside views. Sliding aluminium double-glazed doors open onto a rear west facing garden for alfresco evening dining.

On the top floor is a main lounge, with Velux 'Cabrio' balconies, which enjoy magnificent panoramic views, and a principal bedroom suite comprises spacious bedroom with end gable picture window, dressing area and en-suite shower room.

For internal entertainment there is a cinema room with a study area for those who wish to work from home, zoned multi-room speaker system, USB sockets, and fibre optic ultrafast broadband.

For those looking for lateral living, perhaps for an elderly relative, there is a ground floor bedroom with en-suite shower room with its own private sun terrace.

There is an integral double garage off the brick paved driveway with an electric car charger unit.

With under floor heating throughout via a ground source heat pump, this superbly appointed home is carefully and thoughtfully designed to maximise the beautiful views as well as bring the outside within from the easy to maintain landscaped gardens.





Specifications

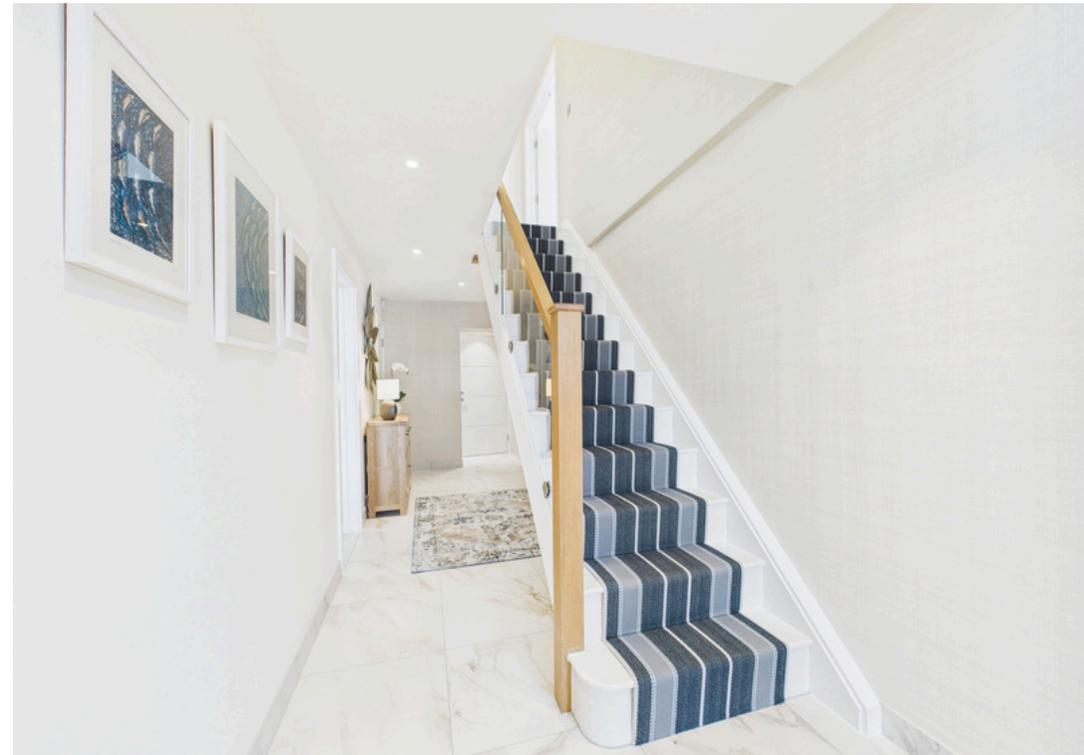
- Built by Mitchell Property Development (Builders of quality bespoke new homes in the Southwest)
- Energy Efficient 'B' Rated Property
- Energy Efficient Aluminium doors and Windows with High Security Locking System
- Ground Source Heat Pump
- Underfloor Heating to Ground, First and Second Floors
- Porcelain Internal Floor Tiles and Wall Tiles
- Multi Room Speaker System (SONOS)
- USB Sockets
- Ventilation system to Bath / Shower rooms, Cloakroom, and Kitchen
- Fitted Wardrobes
- Glass Inset Woodburner
- Fibre Optic Ultrafast Broadband to the Premises
- Velux Cabrio Balcony Roof Windows
- Solar Remote-Controlled Velux (Rain Sensor)
- 6 years remaining on Builders Warranty
- Utility Room with Washing Machine and Tumble Dryer
- Plant Room / Drying Room

Kitchen

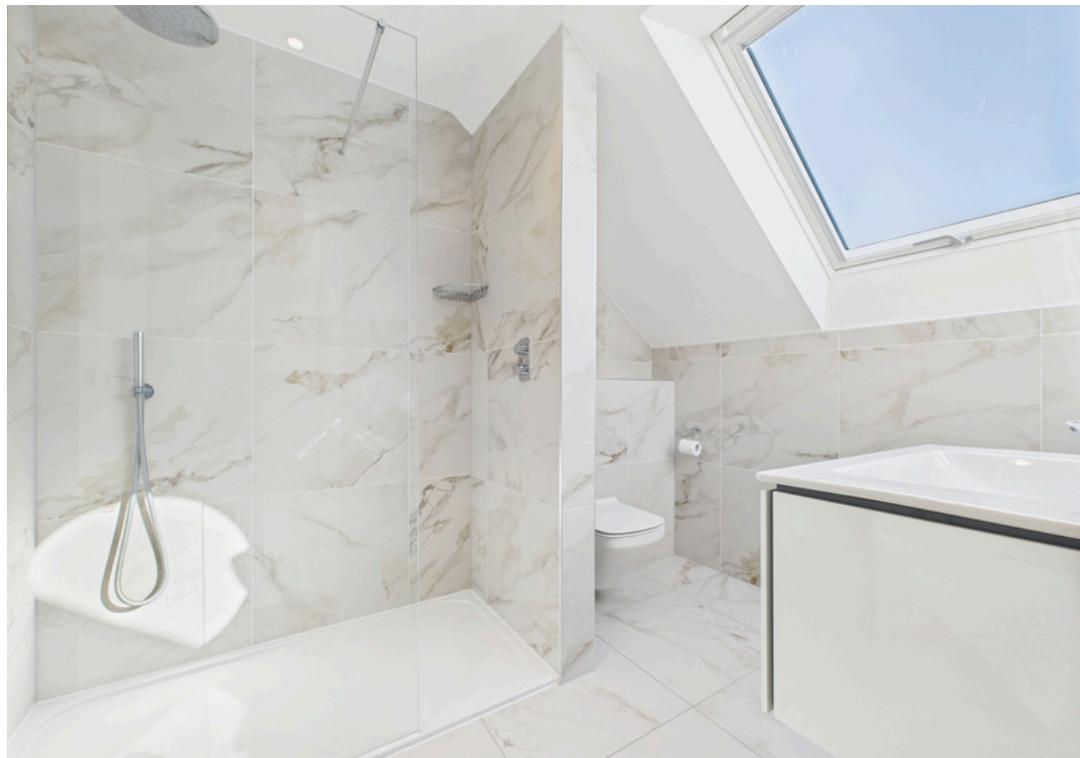
- AEG Integrated Appliances
- Combination Microwave Oven
- Induction Hob and Contemporary Extractor Fan
- Two Ovens
- Dishwasher
- Coffee Machine
- Ceramic sink with insinkerator waste disposal
- Wine Fridge
- Pop Up Electric Socket on Island with USB
- Quartz Stone Worktop
- Fridge Freezer

External

- Electric Insulated Garage Door
- Security Alarm
- Landscaped Garden with Pagoda
- Porcelain External Balcony and Patio Tiles
- External Lighting
- Cornish Stone Wall to Rear Garden
- Natural Slate Roof
- Electric Car Charger







Summary

Privately located away from the hustle and bustle of the village centre, yet, within walking distance are fine dining restaurants, traditional pubs, shops, art galleries, cafés and water-sport facilities. There are dramatic coastal walks, or you can hop on a pedestrian ferry to venture further afield to St Anthony Headland or Falmouth. A rare opportunity to own a 'turnkey' coastal residence, ideal for those looking for a holiday retreat that is equally suitable as a permanent family home.



Location Summary

(Distances and times are approximate)

St Mawes village centre: 350 yards walk. Truro: 10 miles via car ferry. Falmouth: 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with flights to London, 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 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 and accessible sailing waters and an active sailing club.

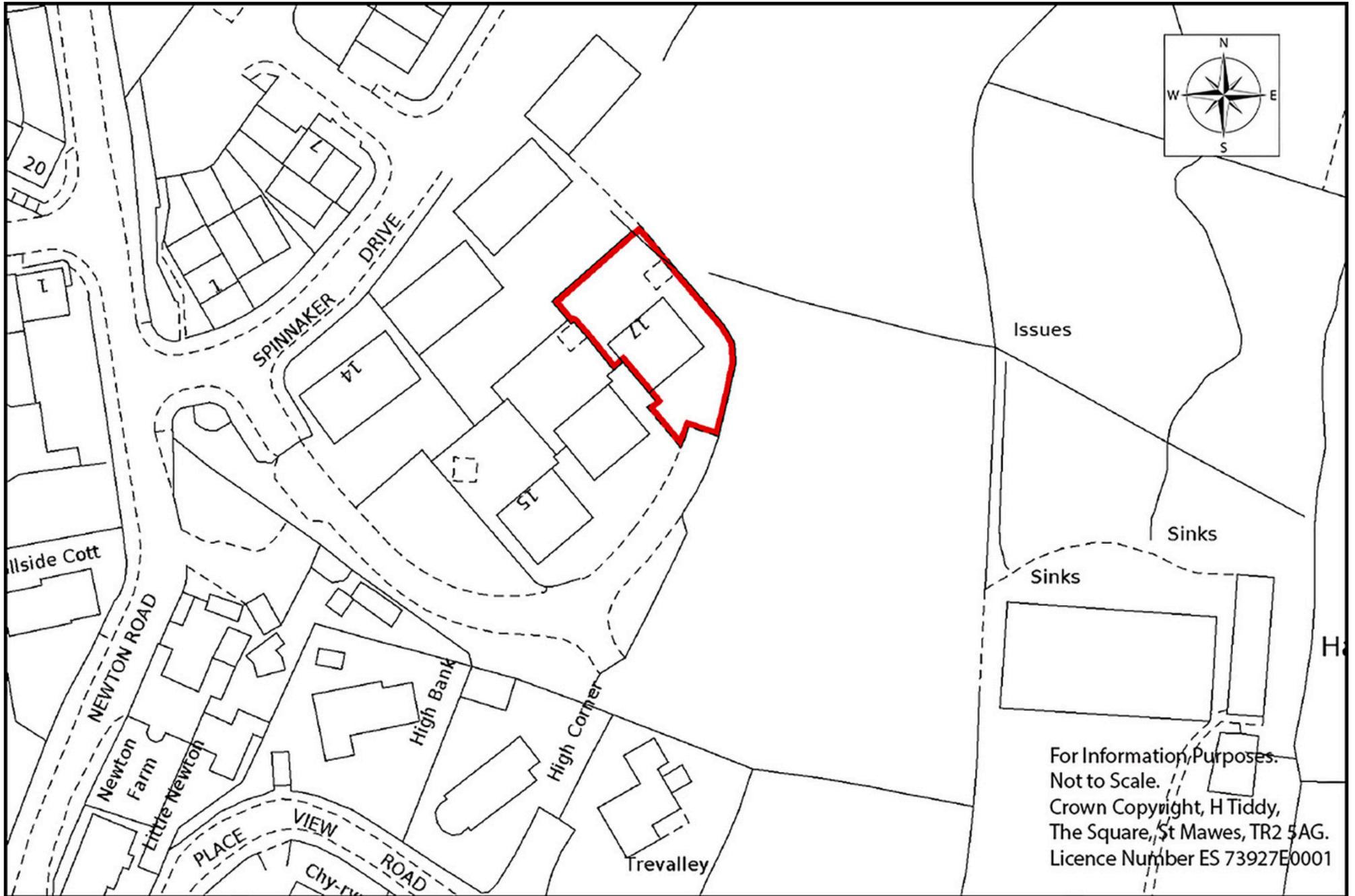
Cornwall

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 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.

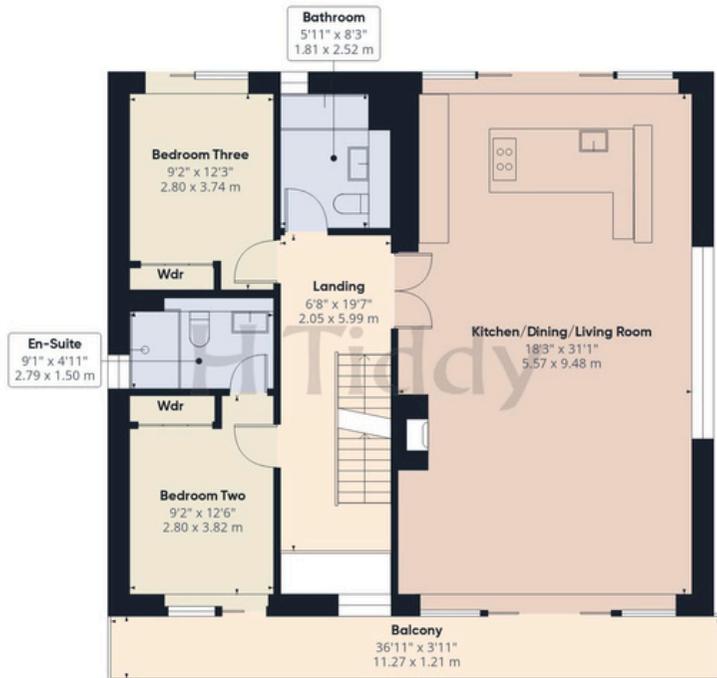




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Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

2868 ft²

266.5 m²

Balconies and terraces

145 ft²

13.5 m²

Reduced headroom

238 ft²

22.1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

General Information

Services: Mains water, electricity and drainage. Television and USB points. Under floor heating (via ground source heat pump).

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

FTTP Ultrafast Broadband: Openreach predicted max download speeds: Ultrafast:1600 Mbps; Superfast 76 Mbps; Standard 15 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. 2036 to 2069: Very Low. Surface Water: Very Low, 2040 to 2060: Very Low.

Energy Performance Certificate Rating: B.

Council Tax Band: D.

Tenure: Freehold.

Land Registry Title Number: CL361989

Furnishings, Contents and Effects: With the exception of personal belongings and items of a sentimental nature, the interior designed furnishings, contents and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

Sea Mist

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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.

