



Tresulian

H Tiddy



## Tresulian

*A rare and exciting opportunity to acquire an imposing Edwardian Detached House with off road parking, gardens, located within a short stroll from Tavern Beach and the exclusive St Mawes waterfront, capturing panoramic sea and harbour views.*



## Existing Accommodation Summary

**Gross Internal Floor Area:** 1,599 sq ft (148.8 sq m).

### Upper Tresulian: 748 sq.ft. (69.5sq.m.)

Walkway, Entrance Lobby, Hallway, Open Plan Kitchen, Spacious Living Room, Two Bedrooms, Bathroom and Separate Shower Room.

### Lower Tresulian: (851 sq ft (79.3 sq m.)

Entrance Hall, Spacious Lounge, Sun Lounge, Kitchen, Two Bedrooms, Bathroom and Separate Shower Room.

### Off Road Parking Spaces

Two spaces, one for each apartment, located in front on Riviera Lane.

### Gardens

To the rear are laid to lawn with a seating area and beautiful views across Falmouth Bay to the sea. To the front is a good-sized sun terrace with glass balustrade and French doors to the Living Room, an expanse of lawn at a lower level with mature shrubs and flowers dispersed and footpath and pedestrian access gate to Riviera Lane.

## Proposed Accommodation Summary

(As per lapsed Planning Permission PA19/05998)

### Ground Floor

Entrance Lobby with stairs to the first floor, Cloakroom W/C, Hall, Kitchen, Utility Room, Spacious Living Room with French doors on to a sun terrace, Bedroom Four, Bathroom, Study / Bedroom Five.

### First Floor

Landing, Main Bedroom, Two further Bedrooms, Sun / Media Room, Bathroom.

### Outside

Gardens to front and rear. Sun Terrace. Detached Garage with parking forecourt and Two parking spaces on the opposite side of Rivas Lane.

## Introduction

This rare and exciting opportunity presents a truly distinguished Edwardian detached residence offering versatile coastal living with a proven income potential. Currently arranged as two spacious self-contained apartments, Tresulian offers immense versatility. Lapsed planning permission exists under planning application number PA19/05998 to restore the house to its original grandeur as a four to five bedroom detached family residence, opening the door to a stunning transformation with garaging / boat storage.

Each apartment boasts a strong holiday letting history, making this a superb investment for those seeking a coastal home with income potential. Why not live in one apartment and let the other or continue holiday letting both as an investment or have a balance of personal enjoyment and income with the freedom of reserving your preferred weeks to unwind and recharge.

Tresulian's flexible layout also lends itself beautifully to multi-generational living, with the potential for connected yet independent accommodation under one roof, an increasingly sought-after lifestyle option in today's ever increasing nursing care costs.





## Description

Set in an enviable elevated position just a short stroll from the exclusive St Mawes waterfront and the picturesque Tavern Beach and within one of the quietest areas in this prestigious village, where shops, pubs, restaurants, water sport facilities, foot ferries and beautiful coastal walks are on the doorstep. Beautifully positioned to capture sweeping panoramic views across the sea and harbour and St Anthony National Trust Headland, this attractive residence has unrivalled versatility and subject to planning consents has the potential to offer a timeless blend of period grandeur and coastal charm. Boasting off-road parking, a rarity so close to the waterfront, and mature gardens with the prospect of building a detached garage (subject to consents), Tresulian promises both privacy and convenience in one of Cornwall's most sought-after coastal villages. A perfect combination of heritage, space, and location, representing a unique opportunity to own a landmark home in one of Cornwall's most desirable waterside villages, whether as a primary residence or holiday retreat in an area renowned for its natural beauty and sailing heritage.













## The Views

The sweeping panoramic views stretch across the Percuil River, Summers Beach, and the unspoilt St Anthony Headland (owned by the National Trust), right across St Mawes Harbour and Falmouth Bay to the distant Lizard Peninsula. You can also enjoy striking views of both St Mawes and Pendennis Castles, with miles of open sea completing the breathtaking backdrop.

Throughout the year, this rare opportunity offers a front-row seat to a wonderful variety of sailing events and maritime activity, from visiting yachts and spirited dinghy races to working fishing boats and the charming foot ferries on their regular route to Falmouth. Further out into Falmouth Bay, watch commercial ships traverse the bay, either sheltering, bunkering for fuel, or continuing their coastal journeys.





## Location Summary

(Distances and times are approximate)

Tavern Beach and St Mawes waterfront: 150 yards. St Mawes Quay and Sailing Club: 350 yards. 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 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

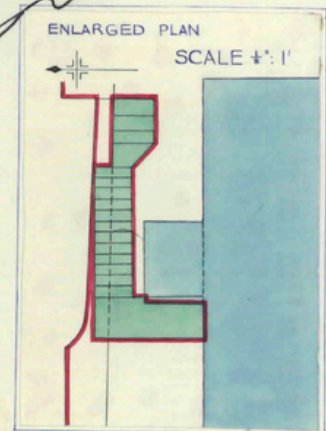
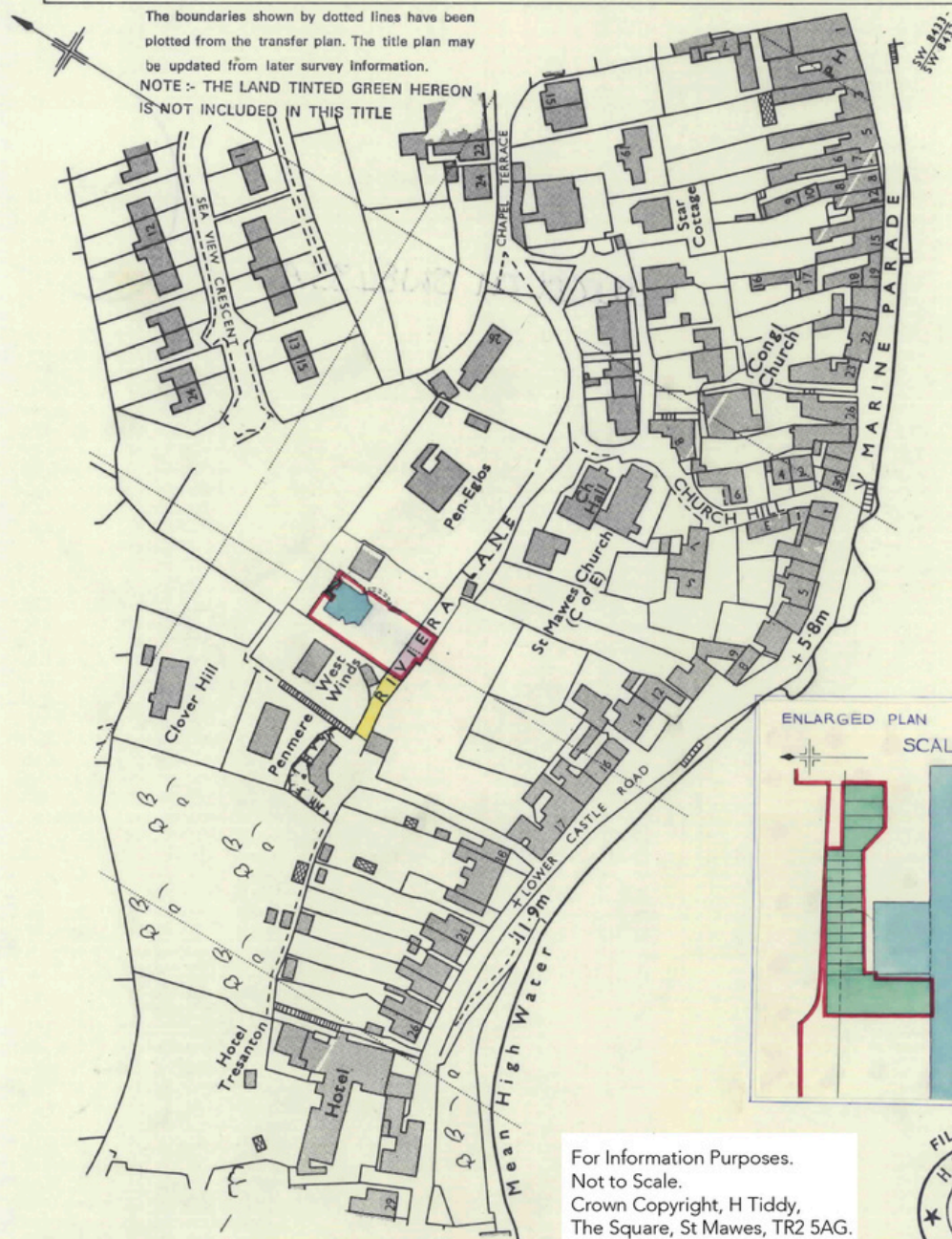
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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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Approximate total area<sup>(1)</sup>

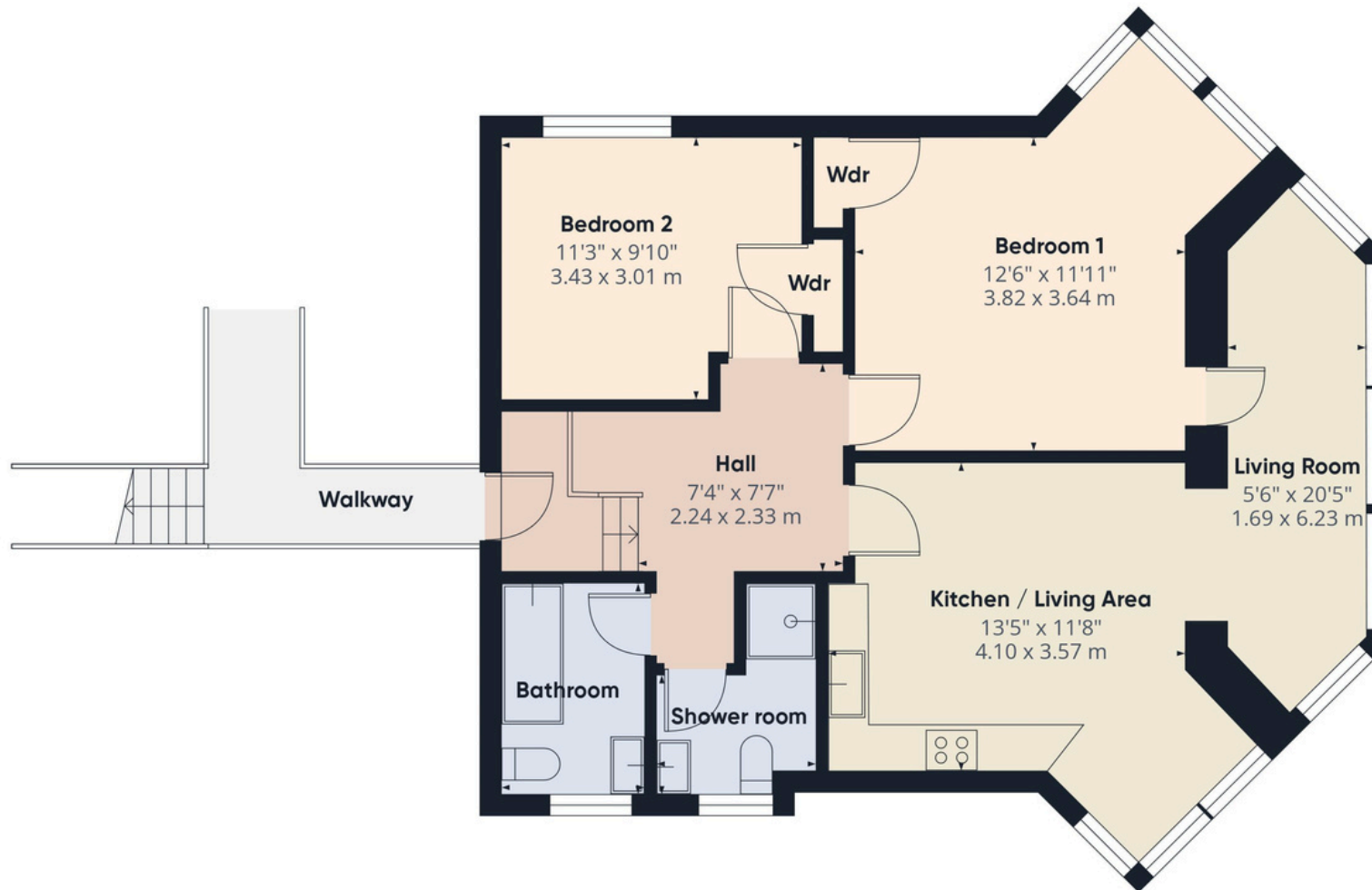
851 ft<sup>2</sup>  
79.3 m<sup>2</sup>

(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.

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748 ft<sup>2</sup>  
69.5 m<sup>2</sup>

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## General Information

**Services and Specifications:** Mains water, electricity and drainage. Oil fired central heating. Double glazed windows and doors.

**Energy Performance Certificate Rating:** Upper Tresulian – D. Lower Tresulian – D.

**Council Tax Band:** Currently Business Rated.

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

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 76 Mbps; Standard 15 Mbps.

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

**Tenure:** Freehold.

**Land Registry Title Number:** CL7687 for Upper Tresulian and CL20973 for Lower Tresulian.

**Relevant Planning Permission:** PA19/05998 granted on 13<sup>th</sup> September 2019.

**Furnishings, Contents and Effects:** With the exception of personal belongings, furnishings and effects are available by separate negotiation.

**Viewing:** Strictly by appointment with H Tiddy. The apartments are holiday let. Changeover days are Saturdays to gain access during the weeks paying guests are in residence.

## Tresulian

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St Mawes  
Truro  
Cornwall  
TR2 5BG.

## H Tiddy Estate Agents

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