



Polvarth Lodge

H Tiddy

Polvarth Lodge

Polvarth Lodge represents a rare opportunity to acquire a house of scale, set within a particularly generous plot, in a location that is consistently in demand. With clear scope for improvement and development, subject to any necessary consents, it offers the chance to create a distinctive and rewarding long-term home.



Accommodation Summary

Internal Floor Area: 1632 sq.ft (151.3 sq.m.) excluding garages

Plot Size: 0.51 of an acre

Ground Floor

Entrance Hall, WC, Living Room with Bay Window, Kitchen/Dining Room, Utility Room, Sun Room, Separate Dining Room with Access to Garden, Large Ground Floor Bedroom with Direct Garden Access, Wet Room, Separate WC.

First Floor

Landing, Principal Bedroom with Large En-suite Bathroom, Further Bedroom.

Outside

Extensive Gardens Primarily Laid to Lawn with Mature Shrubs and Trees, Separate Access Gate Directly onto Polvarth Road, Two Detached Garages (One with Up-and-Over Door), Ample Driveway Parking.



Description

Polvarth Lodge is a well-proportioned detached home, set within a larger than average plot of just over half an acre, offering a good degree of space, privacy and future potential.

The ground floor offers flexible and well-balanced accommodation. An entrance hall leads to a living room featuring a bay window that draws in natural light and provides an attractive outlook over the gardens. The kitchen/dining room forms the heart of the house, supported by a useful utility room and a sunroom that connects the interior with the garden beyond. A separate dining room leads off the living room, and opens directly onto the garden, ideal for entertaining and family gatherings. A downstairs WC adds to the convenience.

A particular feature of the ground floor is the large bedroom with direct access to the garden, complemented by a wet room and a separate WC. There is also a further single bedroom on the ground floor. This arrangement offers excellent potential for multi-generational living, guest accommodation, or the creation of a spacious ground floor principal suite if desired.

On the first floor, the principal bedroom enjoys generous proportions and is served by a large en-suite bathroom. A further bedroom completes the accommodation on this level, offering comfortable space for family or guests.

While the property has been a well-loved family home over the years, it would now benefit from a comprehensive programme of renovation and modernisation. This presents a rare and exciting opportunity for a purchaser to reimagine Polvarth Lodge and create a truly individual home tailored to modern living requirements.







Outside

The mainly level gardens are a key highlight of the property and are predominantly laid to lawn for ease of maintenance yet are thoughtfully planted with mature shrubs and trees that provide privacy and year-round interest. A separate access gate leads directly onto Polvarth Road, enhancing both practicality and potential development options.

There are two detached garages, one fitted with an up-and-over door, alongside ample driveway parking. The size and configuration of the plot further underline the development potential of the property, whether through extension, reconfiguration, or possible redevelopment, subject to the relevant planning permissions.

Summary

Polvarth Lodge represents a rare opportunity to acquire a substantial detached home set within a significantly larger than average plot in a highly sought-after location. With its generous accommodation, extensive gardens and clear potential for renovation or development, this is an exceptional prospect for those looking to create a dream home or investment in one of the area's most desirable residential addresses.



Location Summary

(Distances and times are approximate)

Village harbourside: 0.5 miles. King Harry Ferry: 5 miles. Truro – 10 miles via car ferry or 16 miles by road. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Newquay Airport – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by 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

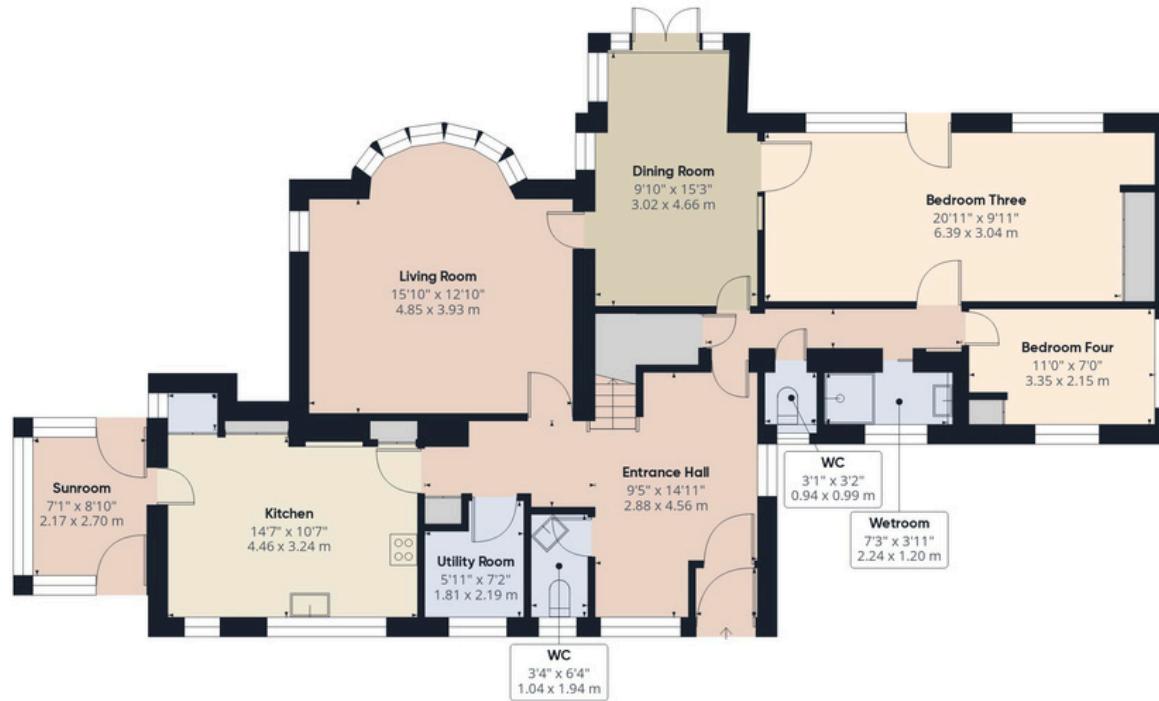
St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and a range of cafes, restaurants, 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 Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as 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.

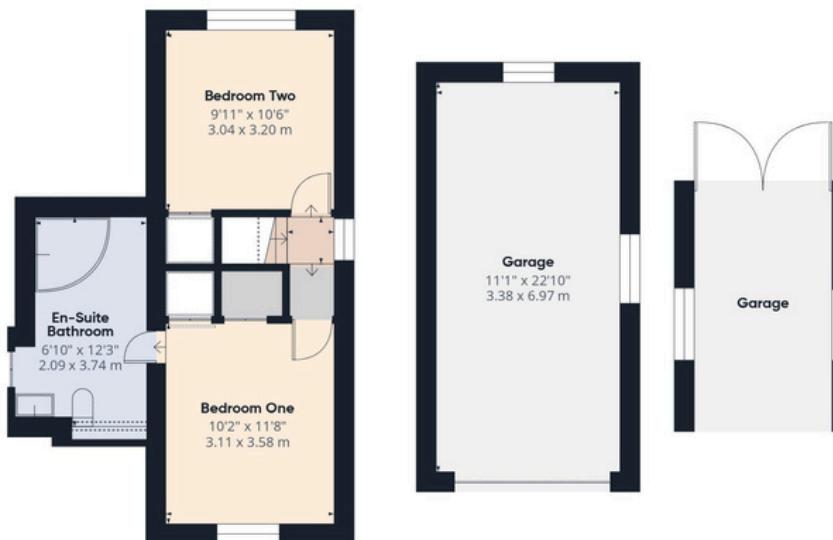


Approximate total area⁽¹⁾

1887 ft²
175 m²

Reduced headroom

3 ft²
0.3 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.

General Information

Services: Mains water, electricity and drainage. Oil-Fired Central Heating. Telephone and television points.

Energy Performance Certificate Rating: E

Council Tax Band: G.

Tenure: Freehold.

Covenants: The majority of properties located on the eastern side of the village have historic neighbourly covenants dating back to the 1930s. For further information, please contact H Tiddy.

Viewing: Strictly by appointment with H Tiddy.

Key Facts for Buyers

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



Polvarth Lodge

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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.

