



Waterloo Close

H Tiddy

## 1 Waterloo Close

*Set within a peaceful and highly regarded cul-de-sac, 1 Waterloo Close is a beautifully updated two-bedroom bungalow with far-reaching views across the Carrick Roads towards Falmouth. The property combines well-proportioned living space with excellent outdoor areas, all within easy reach of the heart of St Mawes.*



## Accommodation Summary

**Gross Internal Floor Area :** 1,544 sq. ft. (143 sq. m.)

### Internally

Entrance Hall. Generous Living Room with Feature Fireplace with Inset Woodburner. Kitchen Dining Room. Utility Room. Bedroom One with En-Suite Shower Room. Bedroom Two with Jack-and-Jill Shower Room.

### Outside

Integrated Double Garage. Driveway. Wrap Around Gardens with Sun Terrace.



## Description

The property is entered via a notably spacious entrance hall, immediately conveying the sense of space and quality found throughout the home.

The living room is a generous and light-filled space, enjoying lovely views across the bay towards Falmouth. Sliding doors lead directly from the living room onto a raised patio, creating an excellent connection between the interior and garden and providing an ideal setting for outdoor dining and entertaining.

The kitchen and dining room is arranged as a large open-plan space, well suited to modern living. Thoughtfully designed, it offers ample room for both cooking and dining, with an easy flow back to the entrance hall and adjacent utility room.

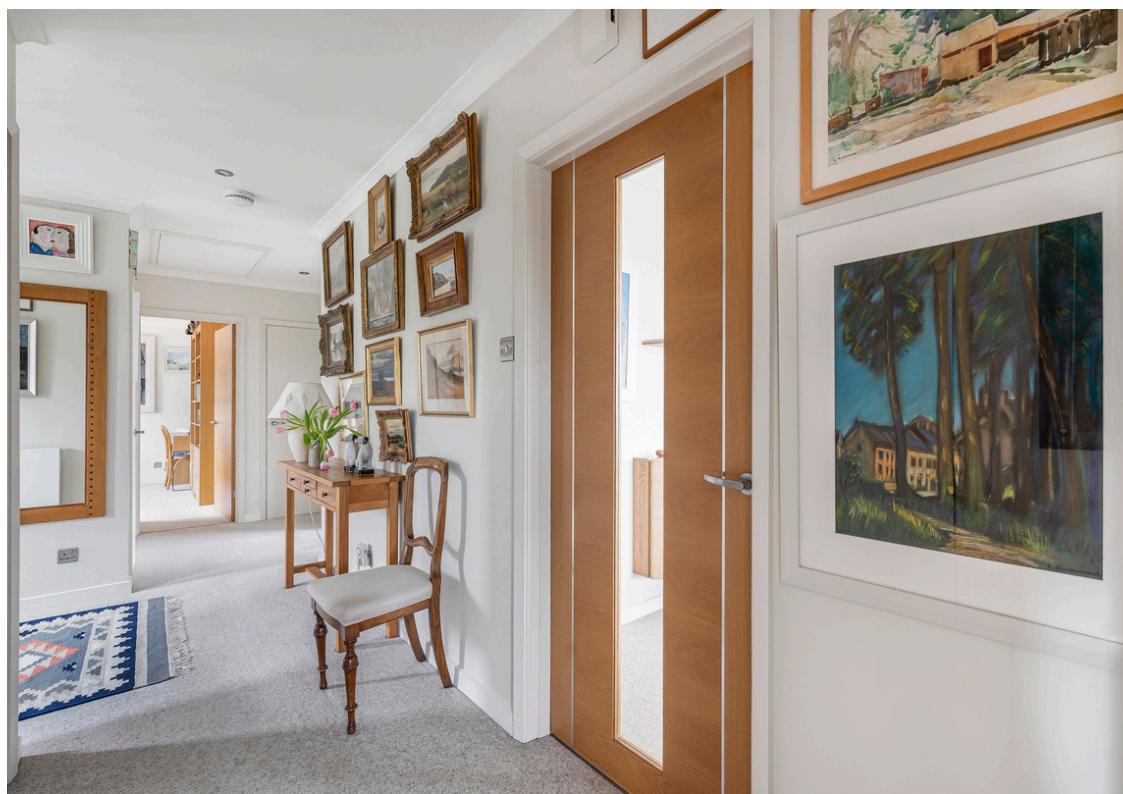
The principal bedroom is a generous double room, also benefiting from attractive sea views, and is served by a stylish en-suite shower room. The second bedroom is another well-proportioned double and features a Jack-and-Jill en-suite shower room, which also provides access from the entrance hall, offering excellent flexibility for guests and everyday use.

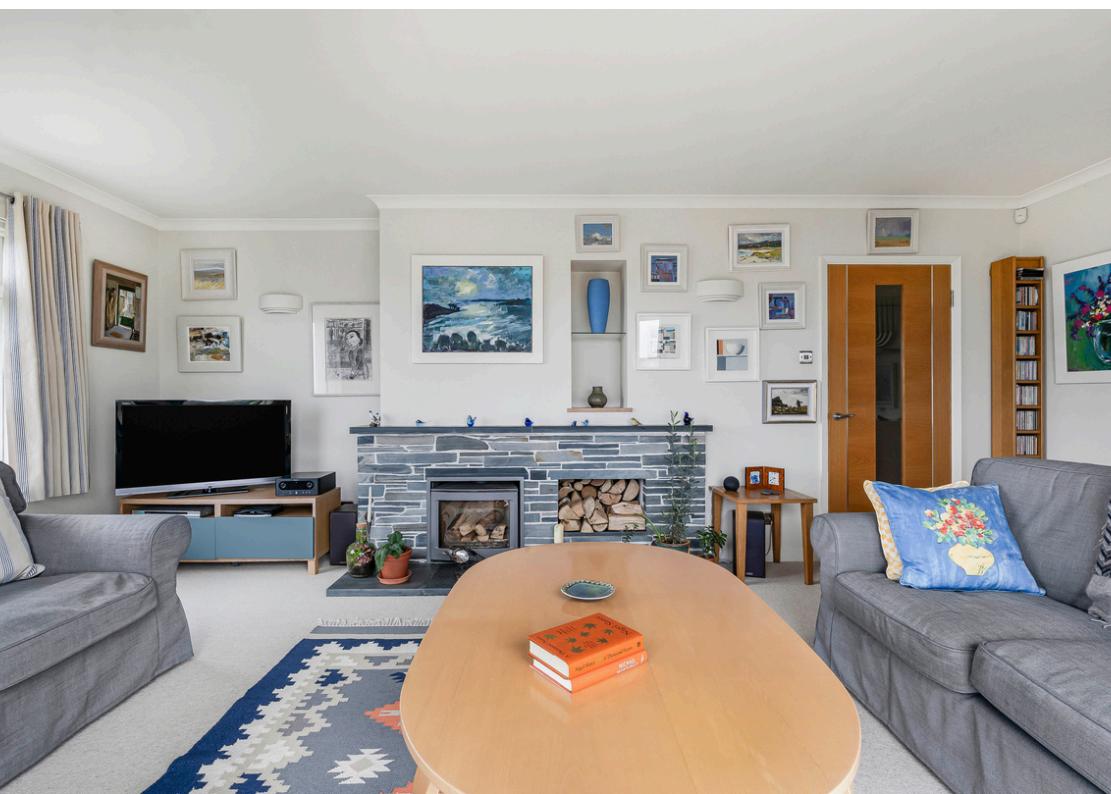
A separate utility room adds valuable practicality and provides internal access to the integrated garage.

## Outside

The property sits within a wonderful wrap-around garden, beautifully maintained and thoughtfully arranged to offer a variety of areas for relaxation and entertaining. Lawned sections are complemented by established planting and seating areas, while a charming summerhouse provides an ideal retreat, home office or garden room.

To the front and side of the property is a driveway offering parking for several vehicles, in addition to the integrated garage.











## Location Summary

(Distances and times are approximate)

Village Centre and harbour-side: 450 yards (via footpath). Bus Stop (Truro to St Mawes): 250 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, other UK regional airports and European destinations). St Austell: 15 miles (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, 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 bakeries, 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

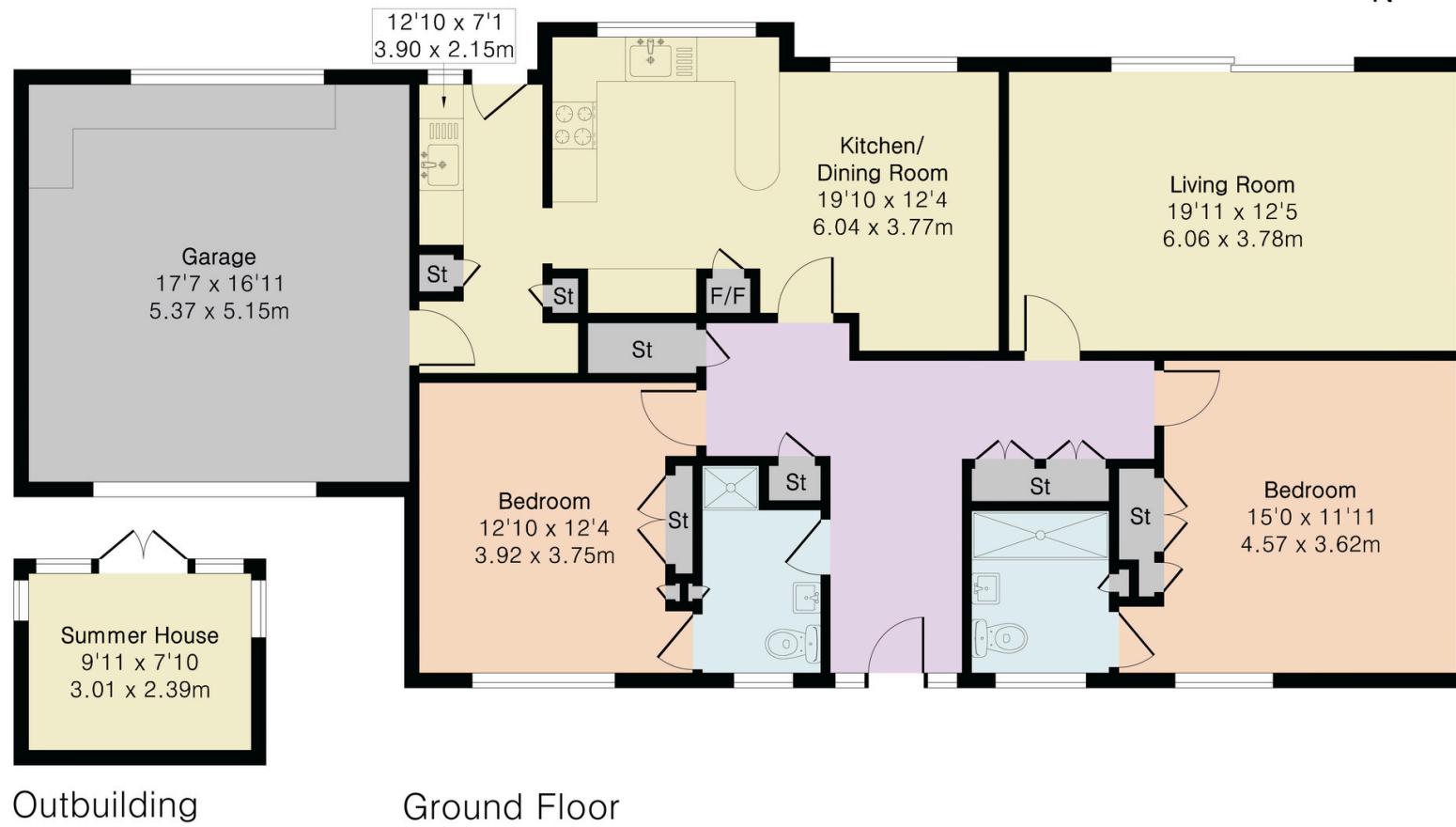
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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 Gross Internal Area 1544 sq ft - 143 sq m  
(Including Garage & Excluding Outbuilding)**

Outbuilding Area 77 sq ft – 7 sq m



## General Information

**Services:** Mains water, electricity and drainage. Woodburner.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** G

**Tenure:** Freehold.

**Viewing:** Strictly by appointment with H Tiddy.

## Key Facts for Buyers

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## 1 Waterloo Close

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## H Tiddy Estate Agents

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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'.

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**H Tiddy**