

MERRY MEAD



H Tiddy



MERRY MEAD

UPPER CASTLE ROAD • ST MAWES • CORNWALL • TR2 5BZ

A landmark, architect designed and highly specified, contemporary detached residence, offering spectacular panoramic sea, harbour and headland views, located in a super-prime grandstand position in this highly regarded exclusive Cornish coastal village.

ACCOMMODATION SUMMARY

(Internal Floor Area (including Garage): 4382 sq ft (406.21 sq m))

Ground Floor: Reception Hall, Cloakroom, Bespoke Kitchen by Neptune, Dining Room, Sitting Room, Lounge, Study, Decked Balcony, Utility Room
Double Connecting Garage plus Plant Room

Lower Ground Floor: Lower Hall, Principal Bedroom Suite comprising Inner Hall, Dressing Room, Bath / Wet Room, and Sun Terrace. Guest Bedroom Suite with Inner Hall, Bath / Shower Room plus Sun Terrace, Third Bedroom Suite with Inner Hall and En Suite Shower Room, Wellness / Fitness Pool, Changing Room and Pool Plant room

Upper Ground Floor: Fourth Bedroom Suite with Dressing Room and Shower Room

Gardens and Grounds:

Landscaped Gardens with pedestrian access on to Lower Castle Road.

Location Summary

(distances and times are approximate)

Tavern Beach: 350 yards. St Mawes Village Centre and Sailing Club: 850 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 flights to London and other UK regional airports. St Austell: 15 miles with London Paddington 4.5 hours by rail



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Description

This stunning and stylishly appointed detached residence exhibits high levels of craftsmanship and has a remarkable array of specifications. The property was built in 2011 and occupies a sensational coastal location. Combining the classically traditional with modern luxury, the circa 4382 square feet of family sized accommodation flows superbly offering a clever balance of formal and informal living spaces.

This prestigious and elegant home faces a few degrees off due south and was designed by Ross Edwards of award-winning CAD architects with an emphasis on maximising the exceptional views. St Mawes Castle, built in 1542 by King Henry VIII, and the South West coastal footpath, are just 100 metres away. Equally, Merry Mead is within 200 metres of Tavern Beach and Hotel Tresanton. Slightly further on along the St Mawes' waterfront is the central village area with its fine range of shops, art galleries, charming quay and harbour, cafés, pubs, restaurants and passenger ferries. The St Mawes Sailing Club slipway provides access to sheltered moorings in the Percuil River.

The Views

Mere photography does not do justice to the views which need to be experienced first-hand to be fully appreciated. All the principal rooms and bedrooms in the property as well as the grounds have grandstand panoramic views amongst the finest in the South West of England. These widespread views span and encompass the boat moorings in the Percuil River and St Mawes harbour, the beautiful National Trust owned St Anthony Headland, St Anthony Lighthouse, Falmouth Harbour and Trefusis Point, Falmouth Bay, beyond to the Lizard Peninsula, miles of open sea, and a very pleasant aspect over the village and towards Summers Beach. The bay and harbour are a hive of marine activity most of the year, with captivating sailing races during the season.

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. 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 butchers, two bakers, convenience store, post office/newsagent, doctors, hairdressers, 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

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible 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 stores, private schools, college and the main hospital in the county (RCH Treliiske). Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.



Specifications

- 3 air-source heat pumps
- Under-floor and zoned heating system
- Heatmiser neoHub smart remote wireless heating controls
- Heat recovery and air circulation system
- Thermolite cavity block insulated and dry lined walls
- Aluminium rainwater goods, slate tiled and insulated roof
- Bespoke oak internal doors and luxury oak staircases
- 'A' star double glazed windows and patio doors, remote Velux skylights
- Living-flame wall inset gas fire in the lounge
- Security alarm system
- Kef & Stealth surround sound system in lounge
- Ipod dock with speakers in day room / dining room/ kitchen and pool
- Cheshire indoor spa / wellness / fitness pool
- Laufen bath / wet room sanitary ware
- Engineered American oak floors
- Landscaped gardens with outside lighting and water taps
- Quality bespoke kitchen by Neptune
- Miele appliances include: 2 ovens, coffee maker, steam oven, and microwave. Bosch built in fridge, Neff integrated freezer, Fisher and Paykel two drawer dishwasher and Elica induction hob with Nikola Tesla downdraft extractor.
- Villeroy and Bosch double butler sink with classic tap fitting including filtered water.
- Study with fitted furniture in walnut and oak
- Strachan furniture to the principal bedroom and fourth bedroom dressing rooms
- Large decked balcony with featured spiral staircase



Merry Mead: A Brief Tour

Enter via an attractive hardwood entrance door into the reception hall, which has skylight windows to a high canopied ceiling. Oak stairs rise to the fourth bedroom suite and oak doors lead to the utility room and stylish cloakroom w/c that has Laufen fittings. Proceed through a glazed oak door, with side panels, into the show piece open plan kitchen / family / dining room where you cannot help yourself by walking straight past the bespoke kitchen into the sitting area to take in the breath-taking panoramic views from the featured atrium double glazed bay window and French door to the balcony.

The stylish and tasteful kitchen by Neptune has an array of integrated appliances, numerous cupboards, drawers and storage space all designed to make the most of the splendid views as well as being involved with the rest of the family whilst cooking. The kitchen floats over the beautiful tiled floor that spans the whole of the open plan informal living space. The lower ceiling in the kitchen area has Kef speakers and contrasts the high vaulted ceilings of the sitting area and dining area.

The light and airy dining area captures the stunning views through the bi-fold double glazed doors which open out onto the 20' x 17'4 balcony. The expanse of doors usher the outside within, allowing entertaining and dining to be a very pleasurable experience. The balcony area not only has the spectacular views but features spiral stairs that cascade down to the lower sun terraces. A clever feature of the design of the south-facing balcony is it being sheltered from the prevailing winds and is a real suntrap.

From the dining area, doors lead to the study and the formal lounge which is a spacious room, having a vaulted ceiling. The floor is fitted in engineered oak to contrast from the informal living space. A key feature of this delightful room is the atrium bay window with floor to ceiling and wall to wall expanses of glass offering mesmerising views over the village, harbour, St Anthony Headland and Falmouth Bay. To one end of the room is a living-flame gas fire with surround. The study is beautifully fitted with a range of furniture in walnut and oak on an engineered oak floor.

On the lower ground floor is a good-sized hall which has oak doors leading to the independent inner hallways to the three bedrooms suites and the spa pool. The principal bedroom suite has a luxury Laufen bathroom and separate wet area and porthole window. The en suite dressing room is fitted in Strachan furniture. An expanse of French doors and windows feature the main bedroom to fully appreciate the wonderful views as well as giving access to the south facing sun terrace. The guest bedroom has a range of French doors and windows that capture the awesome views. The room has a range of fitted furniture and its own bath and shower room en suite. The third bedroom has a stylish en suite shower room, a range of wardrobes and a delightful east facing aspect over the village and harbour.

The Cheshire Wellness Fitness Spa Pool has 4 jacuzzi points and two powerful jets to swim against as well as admire the stunning views through the patio and French doors. The pool has a changing area, and is powered and heated by separate air source heat pumps housed near a 2nd pump room. Surrounding the pool are non-slip limestone tiles and Kef speakers are wired to an ipod dock.

Proceeding back up to the ground floor reception hall, stairs lead up to the 4th bedroom, which has a dressing room and luxury en suite shower room. The utility room has space and plumbing for a tumble drier and washing machine as well as a good range of storage cupboards. Doors lead to the side terrace and the double garage which also has a pedestrian door and a door to a plant room.

Gardens and Grounds (Circa 0.53 acres)

The grounds are landscaped for enjoyment of the exceptional views as well as ease of maintenance. Vehicular access off Upper Castle Road leads to a parking bay. A driveway sweeps down to the main block paved parking forecourt, front entrance and garage. The driveway is bordered by walls with inset lighting on a dusk auto switch setting. To one side of the parking forecourt are two storage cupboards, one housing the Calor gas bottles for the gas fire, the other for recycling bins. The top area of the front garden is laid to lawn with planting and has equally fantastic views over Merry Mead to the sea as well as a great place to watch the sun go down over Falmouth and Trefusis Point.





There is access each side of the property via easy steps and paths, with shrubs and plants dispersed to the sun terraces. On the eastern terrace is a spiral staircase leading to the decked balcony. Off this is the pool plant room (18' x 9'). A gravelled path meanders down to a central lawned terrace. Each side of the lawn are sloping shrub areas, together with an attractive rockery which adjoins the sun terrace. The gardens have a number of outside taps, electric points as well as an ambient outside lighting system.

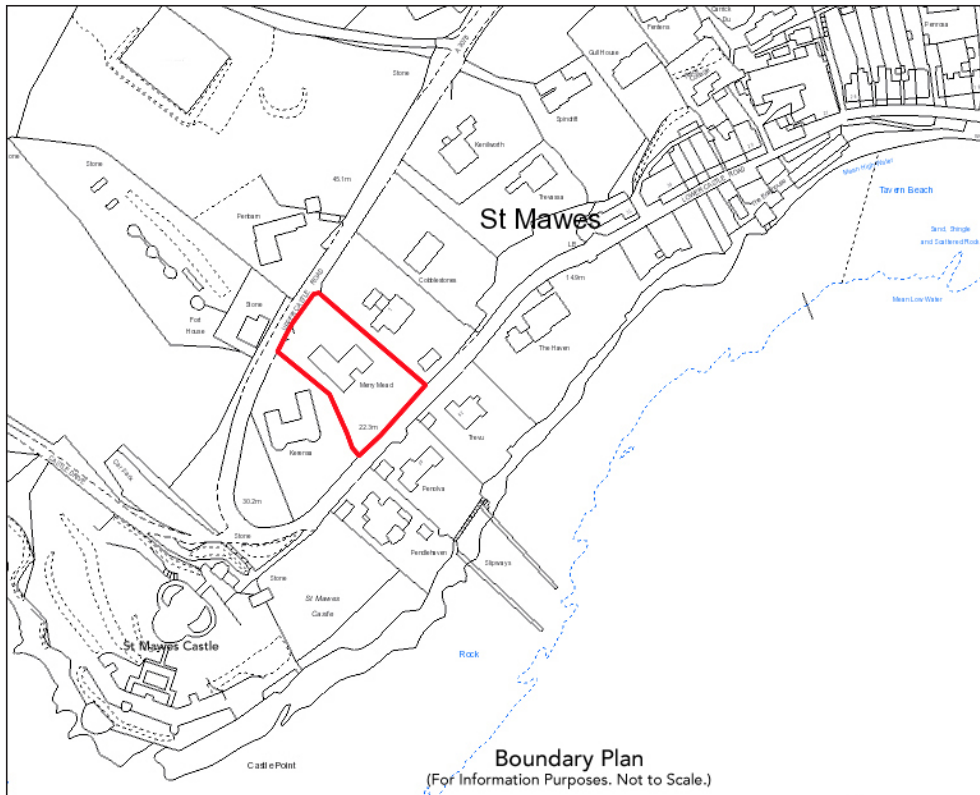
Private Pedestrian Access

At the bottom of the garden is a gate giving access to a private walkway path, across two neighbouring properties, and down a few steps onto Lower Castle Road, thus

allowing easy walking access to Tavern Beach, shops, pubs, restaurants and sailing facilities.

Summary

This stunning super prime coastal residence is suited towards the family or retiring buyer looking for either a principal or holiday home or a blend of the two as more and more buyers are choosing to work from home. We strongly advise an internal viewing to fully appreciate this trophy property's super-prime coastal address, spacious but easy to maintain private gardens with ample parking facilities, stunning architecture, the grandstand coastal position all within easy walking access into the village centre.



General Information

Services: Mains water, electricity and drainage.

Telephone (subject to BT regs).

Superfast Broadband.

Three air source heat pumps and under floor heating.

Heat recovery and air circulation system.

Intruder alarm system.

Kef and Stealth surround sound system.

Ipod dock and amplifier.

Energy Performance Certificate Rating: C

Council Tax Band: H.

Holiday Letting: The property is holiday via Cornish Gems and has a peak tariff of £10,389 per week.

Viewing: Strictly by appointment with H Tiddy. Changeover days are Fridays during the weeks the property has paying guests in occupation.

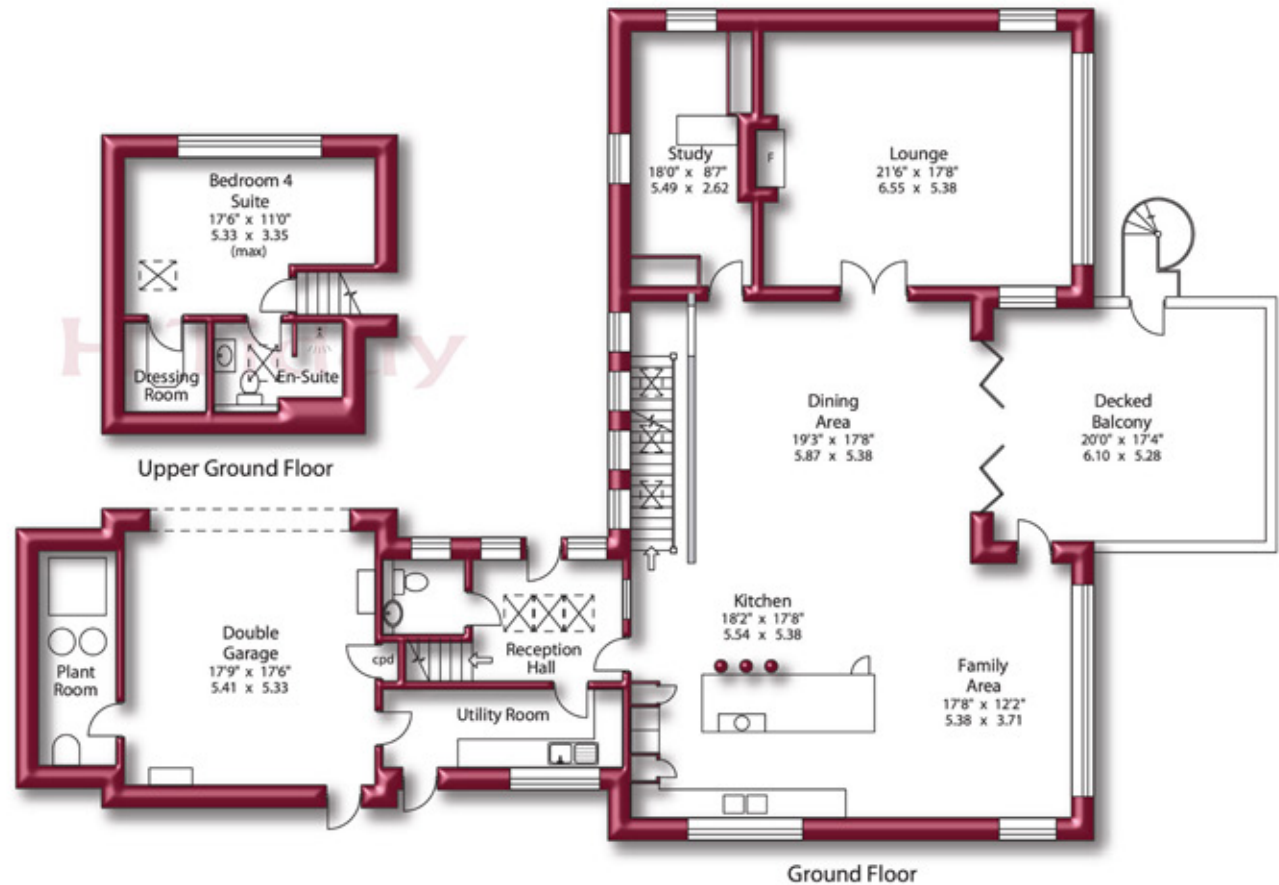
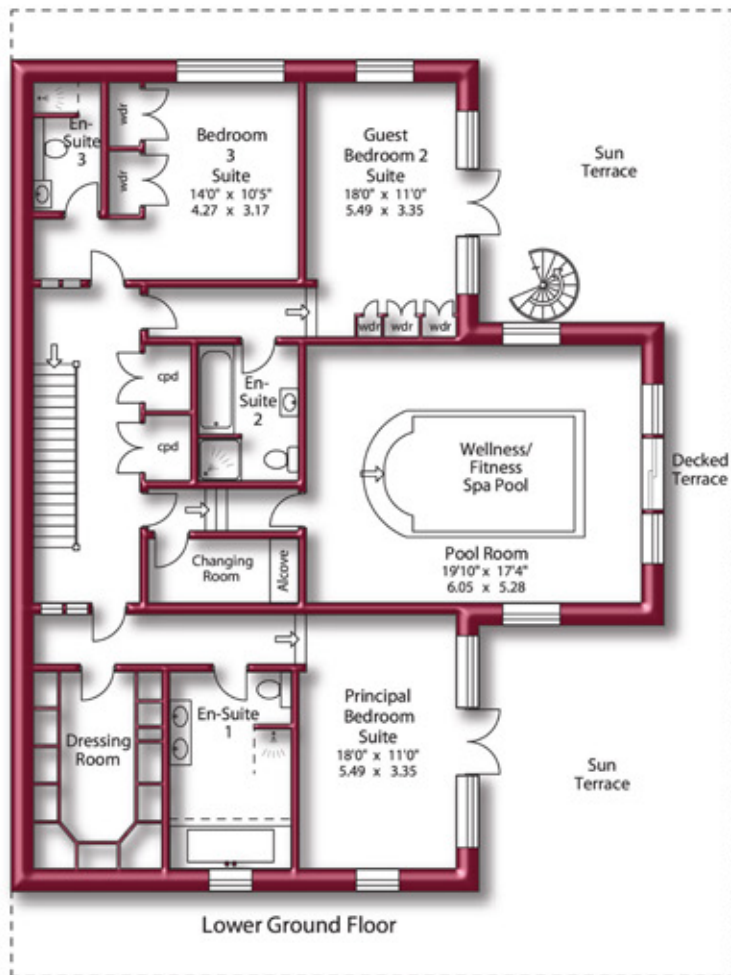
Tenure: Freehold.

Land Registry Title Number: CL239600

Fixtures, fittings, contents and furniture: The stylish furnishings and contents are available by separate negotiation.



Merry Mead
 Approx Gross Internal Floor Area = 4382 Sq. Feet
 = 406.21 Sq. Metres



For illustrative purposes only. Not to scale.

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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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