



Ar Dowlr

H Tiddy

## Ar Dowr

*A detached family-sized partially split-level single storey residence, modernised and extended over recent years, standing in an elevated position on a quiet residential road, overlooking beautiful St Mawes harbour, approximately 550 yards walk to central village amenities.*

## Accommodation Summary

Internal Floor Area (Including Garage): 1788.45 sq ft (166.15sq m)

### Inside

Entrance Hall, Lounge, Conservatory, Dining Room, Kitchen / Breakfast Room, Utility Room, Rear Porch, Main Bedroom with En-Suite Shower Room, Study / Bedroom Four, Bedroom Three, Family Bathroom, Guest Bedroom Two with En-Suite Dressing Room and Shower Room.

### Outside

Front Gardens, Driveway and Parking Area, Connecting Garage, Coal Bunker and Log Store, Well Stocked Enclosed South East Facing Rear Garden, Small Vegetable Plot and Fruit Garden below the hedge, Sun Patio with Glazed Balustrades, Greenhouse and Shed.



## Description

Deceptively spacious from initial outside appearances, this light and airy, well presented, partially split-level bungalow has been in the loving ownership of the sellers for 21 years as their permanent home. The property was extended and modernised with internal alterations a few years ago and offers versatile 4-bedroom, 3 reception, and 3 bath / shower room accommodation. The property sits in relatively private good sized mature and well stocked gardens, windows and doors are double glazed and the property has the added benefit of low energy costs due to a lucrative photovoltaic and 16 solar panels feedback tariff.

## The Views

In Cornish, 'Ar' means 'facing' or 'beside' and 'Dowr' means 'river' or 'water', thus, Ar Dowr is aptly named as "facing the river". This south east facing property has beautiful panoramic water and countryside views capturing Summers Beach, Polvarth Point, the boat moorings in St Mawes outer harbour to the east and south east, then sweeping towards the south and south west direction across the National Trust owned lightly wooded countryside towards St Anthony Headland, the tip of St Anthony Lighthouse onto Falmouth Bay, The Lizard Peninsula and miles of open sea beyond. The bay and harbour are a hive of marine activity all year round.



## Ar Dowr: Internally

From the main Entrance Hall, a doorway leads through to a small galleried landing area where one instantly captures the wonderful water and countryside views. A door leads to the Kitchen and a few steps lead down to the Lounge which features a fireplace with wood burner and flows into a Conservatory with captivating views of the garden.

The modern fitted Kitchen / Breakfast Room is well designed and has a good range of appliances and cupboard and drawer spaces with a central island. At one end is a Lobby with a skylight which has access to a Shower Room (also acting as an En-Suite for the second Bedroom). A door leads to a useful Utility Room with a door to the gardens at the other end. Open plan off the Kitchen is a Dining Room with patio doors onto a Sun Terrace with awning, ideal for alfresco dining and relaxation. The Kitchen / Breakfast Room, Dining Room and Sun Terrace all capture the beautiful water and countryside views which are softened by the colourful gardens.

Doors in the Main Hall allow access to Bedrooms Two and Three, a Family Bathroom with underfloor heating, and Inner Hall. The second Bedroom has an Dressing Area and En-Suite Shower Room. A few steps in the Inner Hall lead to a fourth Bedroom or Study and a Principal Bedroom Suite with Dressing Area and En-Suite Shower Room, both the rooms offering the splendid views of Percuil River and Place Manor.







## Ar Dowr: Externally

(Plot size circa 0.21 acres)

**At the front:** The property is approached from Trelawney Road via a sweeping tarmac driveway leading to a connecting garage. A path and easy steps lead down to the front entrance foyer between well stocked flower and shrub beds on to a terrace.

**At the Rear:** There is access to the south east facing rear well stocked and mature gardens, surrounded and protected by a hedge. To one side is a greenhouse, vegetable plot, pond and garden shed. At the bottom of the garden is a fruit garden. Bi-fold doors from the Dining Room open onto the large suntrap patio with electric canopy over, providing a superb space to relax and entertain. There is also another paved patio outside the conservatory and a 3rd small sundowner deck below the shed. Wherever you decide to sit and relax there are wonderful views.

## Summary

This individual property is located on a well surfaced private road within walking distance of an array of local amenities, amidst wonderful coastal walks and excellent sailing and water sport facilities. Situated in a quiet location, with parking facilities, surrounding mature gardens and desirable views, Ar Dowr will suit the retiring couple or the family buyer as a very comfortable “ready to move into” permanent or holiday home. Equally, for those looking for a project, the property has potential, subject to any necessary planning consents. An early appointment to view internally is strongly advised.



## Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 550 yards. Summers Beach: 850 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry or 18 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular flights to London, 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. 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. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

## 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 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 Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering 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), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Matt Haggath at the Idle Rocks, St Mawes.





**Approximate total area<sup>0</sup>**  
1788.45 ft<sup>2</sup>  
166.15 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## General Information

**Services and Specifications:** Mains water, electricity and drainage (pumped up to the mains sewer on Trelawney Road). Telephone and Television points. Oil Fired Central Heating.

Solar panels plus one Photovoltaic panel in the ownership of the property providing a 68.03 pence per unit feedback tariff presently amounting to over £2,000 per annum towards energy costs and rising with inflation each year up to 2035.

Double glazed windows and doors. Cavity wall and roof insulation.

**Ofcom Mobile Area Coverage Rating :** Good to OK.

**FTTC Broadband available:** Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

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

**Energy Performance Certificate Rating:** B

**Council Tax Band:** G

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL39667.

**Relevant Planning Permission:** PA14/10213

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

## Ar Dowr

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