

BAY COTTAGE



H Tiddy

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17 LOWER CASTLE ROAD, ST MAWES, CORNWALL, TR2 5DR

A unique, historic and spacious, south facing Grade II listed part-thatched waterside residence, with beautiful gardens and captivating harbour and sea views, located opposite Tavern Beach, on the exclusive St Mawes waterfront.

The accommodation comprises:

(Gross Internal Floor Area (including Studio): 1887 sq ft (174.92sq m))

Ground Floor: *Covered Entrance Portico, Large Living Room with Bay Window, High Moulded Panel Ceiling and Attractive Fireplace with Wood-Burner, Spacious Open Plan Kitchen / Dining Room, Cloakroom / WC, Utility, Bedroom 4 / Study.*

First Floor: *(Currently accessed via Two Independent Staircases). Front Landing, Principal Bedroom with Bay Window, Bedroom 2 with Dressing Area, Bathroom, Rear Landing (with Access to Rear Gardens), Bedroom 3 with En-suite Bathroom.*

Outside: *Beautifully Landscaped and Colourful Rear Gardens with Sun Terraces, Barbeque Area, Storage Shed and Detached Studio.*

Planning Permission (Planning Application PA20/10870): *Planning Permission was granted in February 2021 to remove the rear staircase (enlarging the Kitchen), knock through from the main Landing to create a doorway with pitched roof link to access Bedroom 3, and also enlarge the third Bedroom by the removal of an internal partition wall. The permission also grants extension of the existing Detached Garden Studio to create a further Studio Room with En-Suite facilities as well as an extra Store Room.*

Location summary – (distances and times are approximate)

Path down to Tavern Beach (opposite): 10 yards. Central village square: 350 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 and other UK regional airports). St Austell: 15 miles (London Paddington 4.5 hours by rail).

Viewing only by appointment with H Tiddy.



ESTATE AGENTS AND PROPERTY CONSULTANTS

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Location and Amenities

Bay Cottage is situated on the exclusive St Mawes waterfront in this enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, which 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. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office / newsagent, doctors, dentist, pharmacy, village hall, church, 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.

St Mawes

St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. 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.

Cornwall

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 Treliске). Both Falmouth University and Cornwall



Airport at Newquay are rapidly expanding. 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 Aaron McNamara at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

This most charming property is located opposite Tavern Beach in a particularly sheltered area, renowned for its own benign micro-climate. A hundred yards away is Olga Polizzi's Hotel Tresanton. The village centre and amenities are a mainly level walk along the waterfront. St Mawes Castle and National Trust coastal walks are nearby.

A surprising and unusual feature of Bay Cottage is the high ceilings thus offering a feeling of space and light. The cottage has a charming atmosphere and many character features including diamond and colour paned windows to the south elevation, attractive crafted stone fireplace, old oak doors with brass furniture, moulded and canopied ceilings, herringbone parquet flooring and large bay windows. The mature rear gardens have delightful water views and offer a high degree of privacy.

The Views

Mere photography does not do justice to the magnificence of the amazing views which are regarded as amongst the finest in the village. From the property and its gardens, these encompass the fishing boats and other moorings in the Percuil River, St Mawes village and harbour, Amsterdam and Carricknath Points on the beautiful National Trust owned St Anthony Headland, Falmouth Bay, beyond to the Manacles and miles across the English Channel on clearer days. The bay and harbour are a hive of marine activity most of the year with sailing races during the season.



A Brief History

The thatched front section of the cottage is said to date from the period of time when St Mawes Castle was built by Henry VIII, allegedly for occupation by those working in the castle. The back section of the cottage, which has a slate roof, was a Victorian addition. Prior to 1890, the thatched cottages, now comprising three, were 6 fisherman's cottages.

In 1890 all six cottages were purchased and made into one very large house. A little after the second world war, the Leach family saw the whole property advertised for auction. After successfully bidding, the family, including two spinster sisters, moved to Cornwall from Kent in 1949. The property was eventually split into three around 1965 when Bay Cottage emerged. The next generation of the Leach family retained the cottage next door, Seacliffe Warren, which to this day, remains in the ownership of the grandson.

The front half of Bay Cottage retains the original features dating back to the 1890's and further. In the mid 1990's the then owners of Bay Cottage called Simeoni underwent a painstaking and sympathetic restoration, including the replacement of sub-standard extensions, thus the creation of the rear wing as seen today.

Bay Cottage

Enter through a leaded diamond pattern green coloured half glazed door, down a couple of steps, into a superbly spacious, light and airy, character Living Room. Its array of features include high moulded panel ceiling, herringbone pattern parquet floor, impressive fireplace with panelled and carved oak outer surround, carved stone inner surround, multi-fuel stove, and stone hearth with shelved alcoves to each side with cupboards under. To the side of the front door is a Cloaks Cupboard with an attractive arched oak panelled door. A large bay window and a further window with



seating both feature the leaded green coloured glazing yet also attract the wonderful harbour views beyond. Behind a delicately glazed and panelled door is a built-in illuminated drinks cupboard with fridge space below. A principal staircase is at the rear of the room with pencil balustrade.

A glazed door leads to the fourth bedroom which could easily become an office or media room. A wide opening leads to the rear wing and the open plan Kitchen Dining Room.

The shaker style Kitchen is made by Out-of-Wood. Integrated Neff appliances include: stainless-steel oven, inset hob, concealed extractor unit, fridge and dishwasher. Under the property's secondary staircase is a Utility Area with plumbing for a washing machine, and space for a dryer and freezer. In the Dining Area are elegant dual aspect panelled French doors with glazed side panels, one leading to a small patio, the other via steps with courtesy light to the garden. A carved oak door (reputed to have originally been from St Just Church) opens to an Inner Lobby and Separate W/C beyond.

The principal staircase from the Living Room leads to a first-floor landing. (Planning permission exists to knock through the wall on the left at the top of the stairs to create a doorway into the third Bedroom, which alleviates the need to have the second staircase in the Kitchen). The Principal Bedroom has a high canopied ceiling and a featured bay window, similar to the Living Room, comprising leaded glazed windows with green stained-glass borders, a wonderful area to sit and admire the superb water and coastal views. A further window in a similar style has a seat and attracts the same wonderful views. The good sized Second Bedroom has a matching lead glazed window to the south elevation to attract the all-day sun and the captivating views. At the rear of the room is a Dressing Area with built in wardrobes and a window. The family



Bathroom comprises a white suite with bath and electric shower over, concealed flush w/c and a wash basin.

The second staircase from the Kitchen rises to the Rear Landing with a glazed panel door providing access to the Rear Gardens. To one side is a large airing cupboard. The third Bedroom is of a good size and has built-in wardrobes and an En-Suite Bathroom with an electric shower over the bath.

The Gardens

The Gardens, Sun Terraces and Detached Studio are all a major attribute of Bay Cottage. A French door from the Dining Room gives access to a courtyard with some steps which lead to a paved path, also accessed through the glazed door from the Rear Landing. Beside the path is a cold-water tap. The path continues on between wooden fencing and dog-legs past an approximate 10ft by 10ft timber shed, to the main garden. The colourful Garden is landscaped with low maintenance in mind. It has a central lawn surrounded by flower and shrub borders including dracaena, camelia, bay, veronica, ceanothus, hydrangea, myrtle, bamboo, rhododendron, fuchsia and rosemary.

There are paved patios from which fine sea and headland views are available, one having a built-in barbecue area. A particular feature is the Detached Studio with a kitchenette comprising worktop surface with sink unit inset and cupboards and drawers below as well as an integrated fridge. Wide sliding patio doors open on the south elevation to take full advantage of the wonderful harbour, countryside and bay views. Planning permission exists to extend the current Studio to add a further room, en-suite facilities and an extra store room. The garden is bounded by hedging and wooden fencing. From the top of the garden there is a private pedestrian right of way across the neighbouring garden onto Riviera Lane.



General Information

Services: Mains water, electricity and drainage. Telephone (superfast Broadband enabled). Television Points. Electric Radiator Heating.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

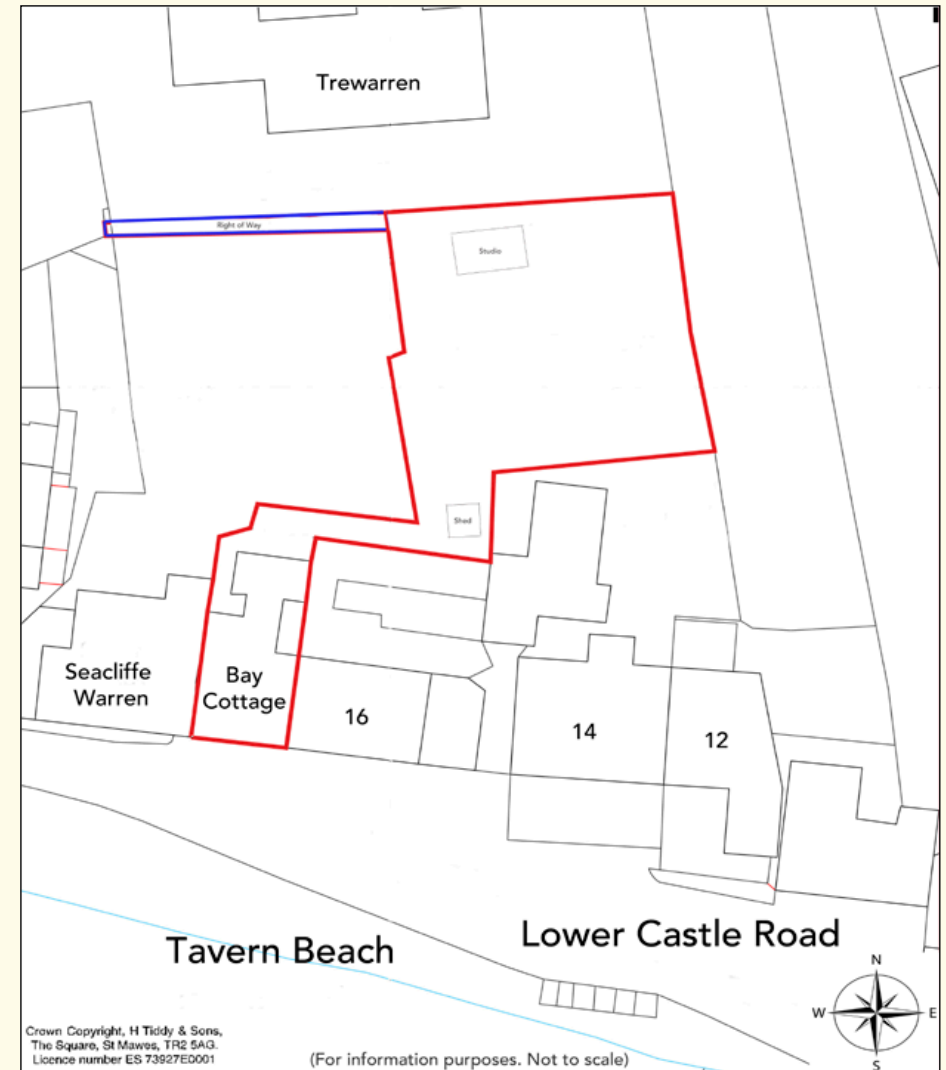
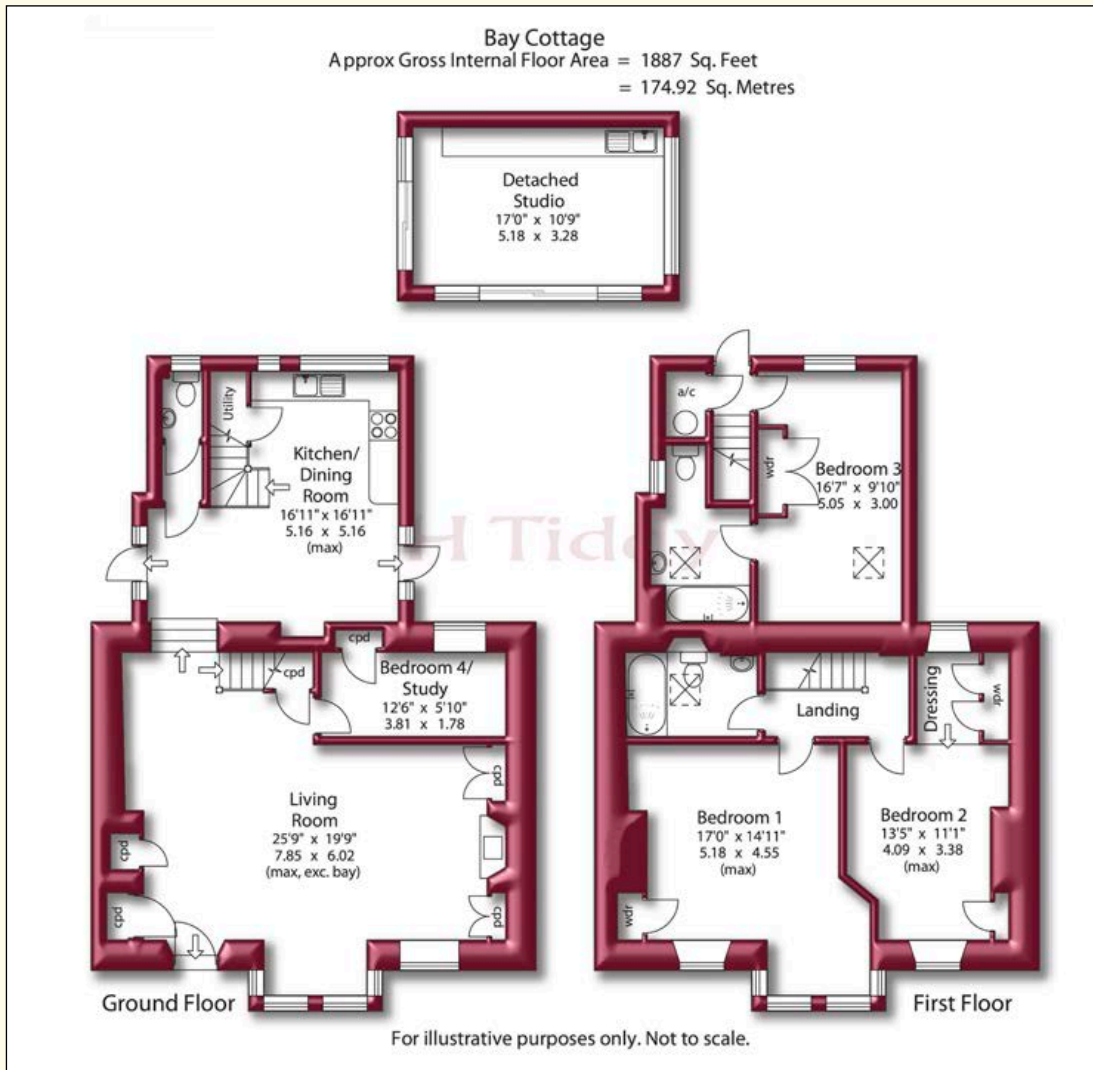
Energy Performance Certificate Rating: G (An application can be made to the "PRS Exemptions Register" since the property is Grade 11 Listed)

Council Tax Band: G

Viewing: Strictly by appointment with H Tiddy.

Tenure: Freehold.

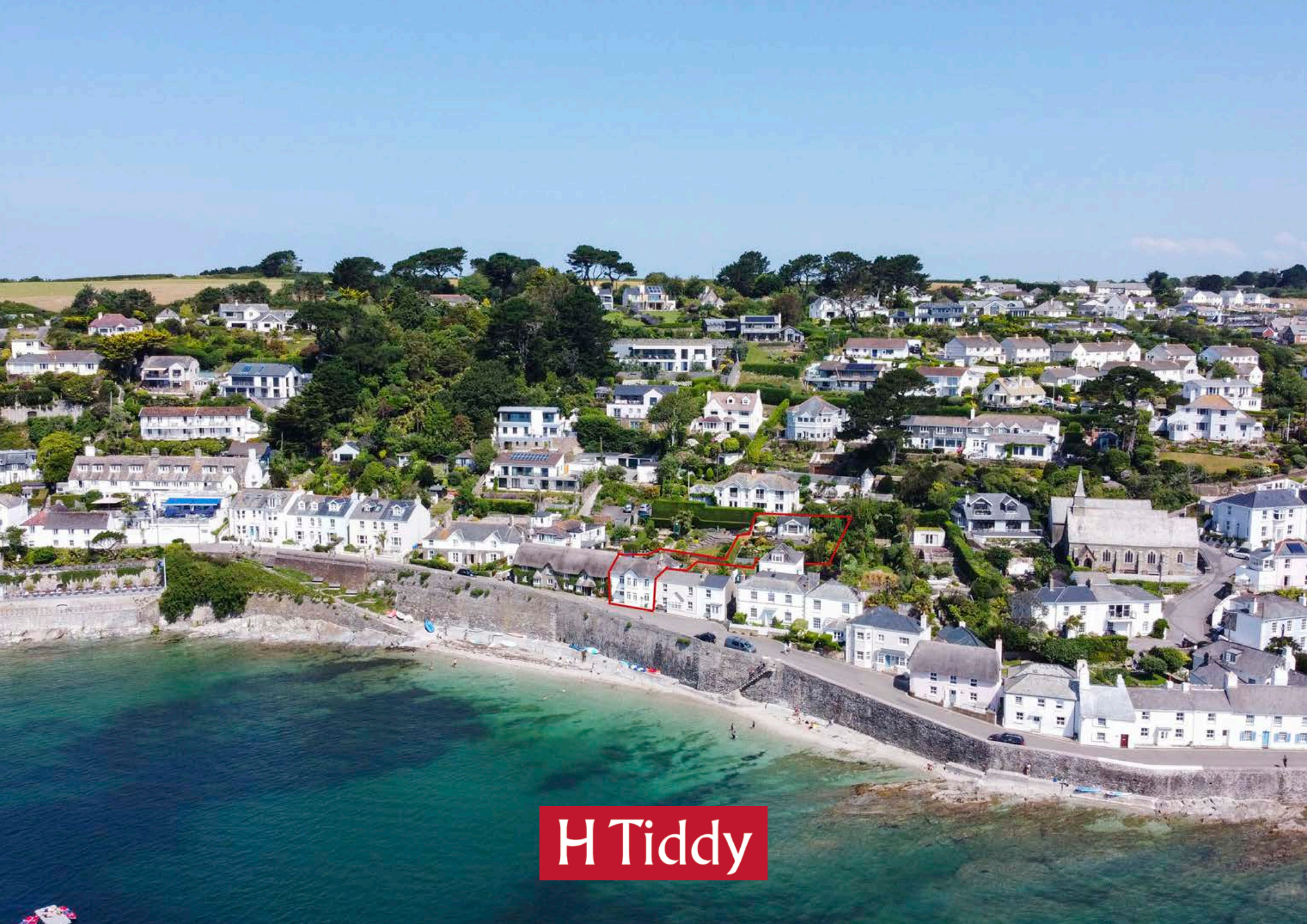
Planning Permission: (Planning Application PA20/10870): For further information, please visit the 'Cornwall Online Planning Register' and enter the above planning application number in to the search tab for further information.



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.

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.



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