



CLIFF HOUSE

H Tiddy



CLIFF HOUSE

CASTLE DRIVE, ST MAWES, CORNWALL, TR2 5DE

Commanding magnificent uninterrupted panoramic views which stretch over miles of open sea encompassing Falmouth Bay and Harbour, Pendennis Castle and Trefusis Point, the coastal location of this 1989 built family-sized detached waterside house is superb. This rare opportunity is set in a grandstand position within its large grounds which include a Two Storey Detached Double Garage and a Foreshore Garden to mean high water.

ACCOMMODATION SUMMARY

Internal Floor Area (excluding Garage and Studio/Games Room over): 1728 sq.ft /160.19 sq.m

Ground Floor: Covered Porch, Reception Hall with Cloaks Cupboard, Living Room, Dining Room, Study, Kitchen, Utility Room, walk in Store Room and Shower Room / WC.

First Floor: Landing with walk-in airing cupboard, Principal Bedroom with En-Suite Bathroom, Three further Bedrooms and Family Bathroom.

Outbuildings: Two Storey Detached Garage with Studio / Games Room over, Greenhouse, Timber Shed.

The Grounds: (Circa 1.67 acres) Sun Terrace with Pergola, Rear Terrace, Landscaped south-west facing Gardens, Ample Parking / Boat Storage Facilities, Foreshore Garden to mean high water, Terraced Gardens and Woodland Area to the rear.

LOCATION SUMMARY

(Distances and times are approximate)

Coastal Walk to St Just in Roseland: on the doorstep. St Mawes Castle and Beach: 350 yards walk. St Mawes Quay and Sailing Club: 0.7 mile walk. King Harry Car Ferry: 5.4 miles. 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.

Viewing only by appointment with H Tiddy



ESTATE AGENTS AND PROPERTY CONSULTANTS

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Location

Cliff House is ideal for those with marine interests, either as a holiday or permanent home. There is the added benefit of being within three quarters of a mile walking distance of the exclusive St Mawes village centre where a wide range of local amenities including shops, cafés, pubs and restaurants, beaches and water-sport facilities are literally on the doorstep. In addition, approximately 75 yards distant is the beautiful National Trust countryside. The walk along the foreshore or along the footpath to St Just in Roseland with its famous creekside church, is among the most tranquil anywhere.

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 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 and Porthleven). Rising stars on The Roseland are Aaron McNamara 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.

Cliff House: Introduction

Located four doors down from Henry VIII's imposing St Mawes Castle, Cliff House was built in 1989 by a locally known and reputable builder called John Todd. For the last 22 years, the property has been in the loving ownership of the current owners. With the exception of inviting John Todd back to landscape and build the two-storey double garage, our clients have meticulously maintained the property to the standards as if it was newly built. The house has an optimum south west facing orientation and includes a built-in vacuum system, hardwood panel doors, double glazing and electric heating. Cliff House is a comfortable home to live in. However, it is highly likely that potential buyers will look to refurbish and upgrade the property to modern day specifications. As per many of its neighbours, with its large plot and subject to any necessary planning consents, there is ample room to expand the existing property if desired.

Cliff House: The Views

Mere photography cannot depict the splendour of this panoramic waterside location, which we believe to be one of the finest in the country. The property has been designed to take maximum advantage of the captivating views from inside as well as from the landscaped gardens and private sun terraces. The extraordinary views encompass Falmouth town and its Harbour, Pendennis Castle, Trefusis Point with beautiful countryside beyond, the Carrick Roads and southerly over to Falmouth Bay with the mouth of the Helford River, the

Lizard Peninsula and miles of open sea beyond. The sheltered and mile wide waters of the Carrick Roads (Fal Estuary) is one of the world's finest natural harbours and attracts a wide variety of vessels including the spectacular Falmouth Working boats, many a super yacht, cruise liner and Tall Ship. There are seven sailing clubs based locally, St Mawes being the largest. There is a hive of marine activity most days and evenings of the year. Seals, dolphins, occasional whales, and basking sharks are regularly spotted. Many resident and migratory birds such as herons, oyster catchers, and cormorants can be regularly seen just off shore.

Cliff House: A Brief Tour

From a wooden pillared Covered Entrance, one enters a spacious Reception Hall which has a cloaks cupboard and stairs, with cupboard below, rising to the first floor. Hardwood doors lead to the principal reception rooms, kitchen and a Shower Room which has a tiled shower/wet area, low flush w/c and wash hand basin. The spacious Living Room features a slate fireplace and a large picture window to capture the exceptional views and pour in lots of light. A French door leads to the main Sun Terrace and Pergola. An open way leads to the Dining Room which flows through to the Study, both rooms enjoying the marvellous views. The Kitchen has a clever internal window to borrow the water views enjoyed from the Living Room. The Kitchen has a good range of wall and floor units with appliances including mid-level double oven, built in hob with extractor hood over, fridge and dishwasher. A window overlooks and an external door leads to a rear sun terrace. Off the kitchen is a useful Utility Room and walk in Store Room, which is believed to have been a separate wash room and w/c.

On the First Floor, the Landing has a walk-in Airing Cupboard and hardwood doors lead to the bedrooms and Family Bathroom which comprises panelled bath with shower attachment over, W/C and wash hand basin. The Principal Bedroom has dual aspect enjoyment of the spectacular views. A door leads to an En-Suite Bathroom incorporating a panelled bath, separate shower cubicle, wash basin and W/C. Two further Bedrooms, with built in wardrobes, have the benefit of the captivating vista whilst the Fourth Bedroom overlooks the woodland area of the gardens.

The Gardens (Circa 1.67 acres)

From Castle Drive (which is a private road) a tarmac drive winds on the southern side of the property, past the double garage and a visitor parking bay to a Parking Forecourt providing level access to the main entrance of the property. At the front of the house and accessed off the Living Room is an approximate 24ft by 13ft Sun Terrace with a low stone wall and a Pergola, perfect for alfresco enjoyment of the fantastic views whilst dining or simply relaxing and watching the day's sailing and marine activities, followed by a glorious sunset. The landscaped Front Gardens have an array of colourful shrubs and expanses of lawn. Behind the house is a Rear Terrace and a Greenhouse. Beyond this, steps lead up to a Terraced Garden with Timber Shed which meanders to an area of 'Natural' Garden with trees and wild flowers. The Foreshore Garden is located across Castle Drive, opposite the property. It comprises areas of lawn with mature shrubs and hedges dispersed offering a degree of privacy. Bordering the garden is a small cliff where below is the foreshore to mean high water.

Detached Two Storey Double Garage: With double up and over door, pedestrian side door and light and power connected. Accessed from the rear is a First-Floor room with a pedestrian access door, picture window with stunning views and a velux skylight, thus providing an ideal space as a Games Room, Studio or 'work from home' Office.

General Information

Services: Mains water, electricity and private drainage. Electric Storage Radiators and Heaters. LPG Gas Fire. Telephone, (superfast broadband enabled). Television Points.

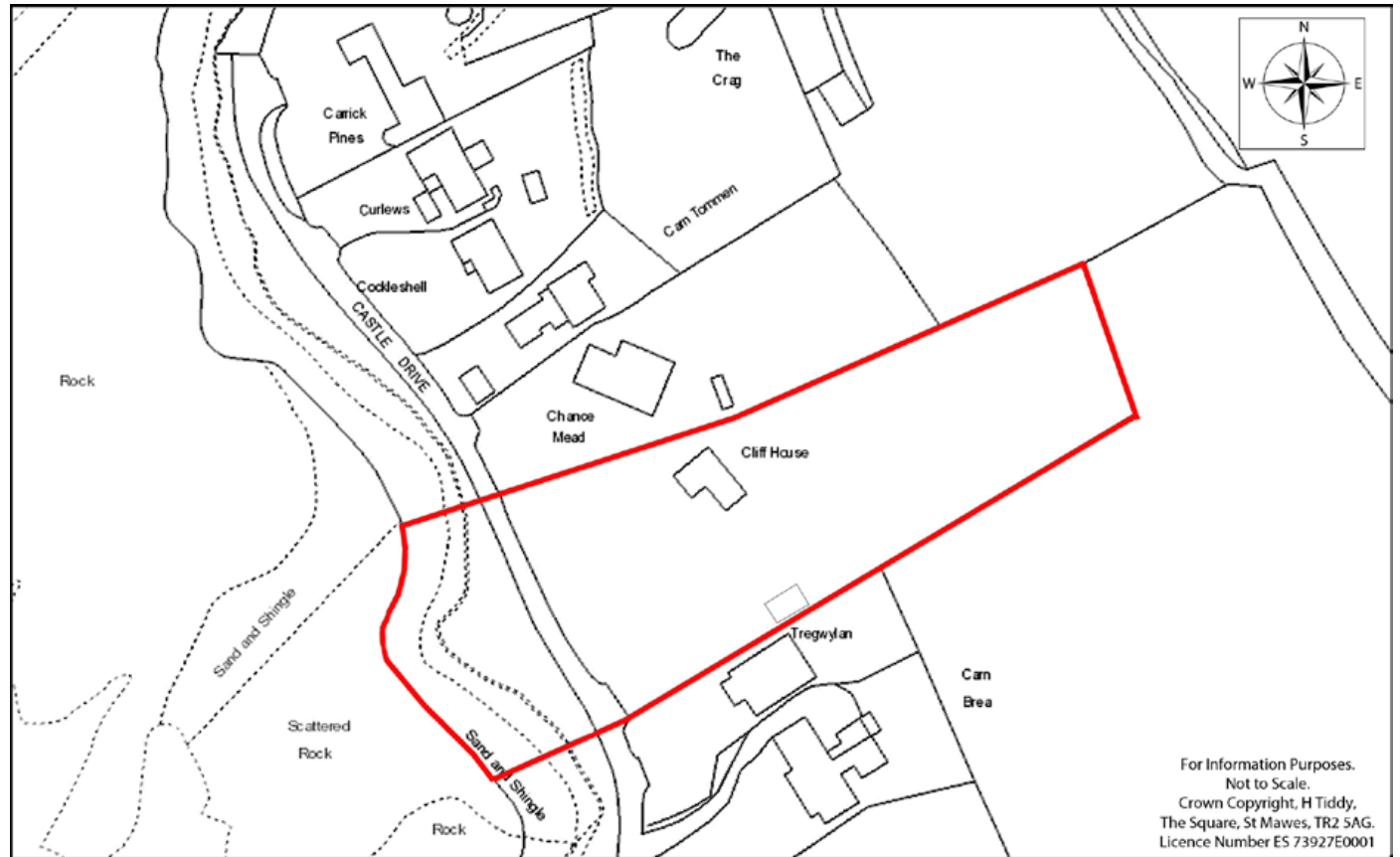
Energy Performance Certificate Rating: E

Council Tax Band: G

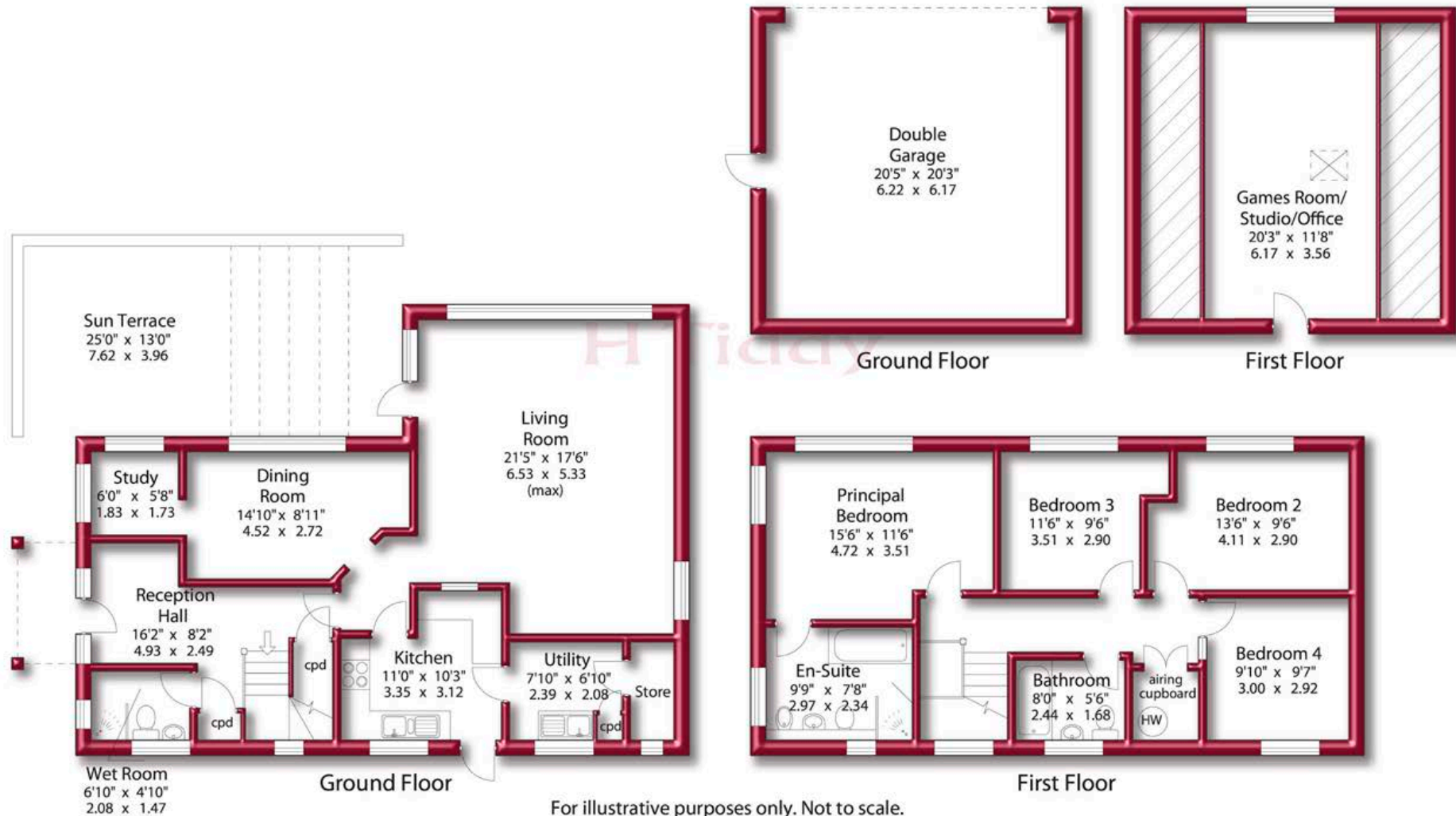
Tenure: FREEHOLD.

Land Registry Title Number: CL148838

Viewing: Strictly by appointment with H Tiddy.



Approx Gross Internal Floor Area = 1728 Sq. Feet
(Excluding Two Storey Garage) = 160.19 Sq. Metres



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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