

BASS HOUSE



H Tiddy



BASS HOUSE

8 SEA VIEW ROAD, ST MAWES, CORNWALL, TR2 5BN

A new three storey, semi-detached Victorian style coastal residence with landscaped gardens, detached Pavilion and off-road parking, interior designed and built to an outstandingly high quality. Bass House has magnificent and panoramic views of Summers Beach, the Harbour, Percuil river, Falmouth Bay and out to sea. This chic and spacious family sized home is a 300-yard walk to the delightful St Mawes waterfront where shops, beaches, cafes, pubs, restaurants, coastal walks and water sport facilities are all on the doorstep.

ACCOMMODATION SUMMARY

(Internal Floor Area: 2207 sq.ft. / 205.00 sq.m.)

Ground Floor: Reception Hall; Guest Bedroom with Bay Window, Beautiful Sea Views, Built-in Wardrobes and En-Suite Shower Room; Two Further Double Bedrooms (Three and Four), served by a Family Bathroom; Utility / Boot Room with Ample Storage; Under-stairs Cupboard with Further Storage.

First Floor: Spacious Living Room with Wood-burner, Balcony, Panoramic Headland, River, Harbour, Bay and Sea Views; open-plan to Beautiful Kitchen with Miele, Siemens and Liebherr Integrated Appliances, Kitchen Island and Dining Area; Separate Snug / TV Room.

Top Floor: Principal Bedroom Suite with Landing, Fitted Wardrobes, Storage Room, Exceptional Sea, Bay, Harbour and Countryside Views, En-Suite Shower Room.

Outside: Off Road Parking for Two Cars; Beautifully Designed Terraced Rear Gardens.

Detached Pavilion: With En-Suite Shower Room W/C and large Decked Sun Terrace.

LOCATION SUMMARY

(Distances and times are approximate)

St Mawes Quay, Harbourside and Waterfront: 300 yards. Tavern Beach: 550 yards. King Harry Car Ferry: 5 miles. Truro: 10 miles via car ferry or 16 miles by road. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles with daily flights to London and regular flights other Regional UK airports and European destinations. St Austell: 15 miles with London Paddington 4.5 hours by direct train.

Viewing only by appointment with H Tiddy



ESTATE AGENTS AND PROPERTY CONSULTANTS

The Square, St Mawes, Cornwall TR2 5AG

Tel: +44 1326 270212

sales@htiddy.co.uk

www.htiddy.co.uk

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. It has a good wide range of amenities, which are open all year, including butcher, baker, convenience store, post office and newsagent, doctors, hairdresser, 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 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

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. 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 Treliske). 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), Michael Caines (Maenporth and Porthleven), 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.





The Views

The inspiring and captivating views from Bass House offer a hive of marine activity all year round. The beautiful and panoramic vista encompasses St Mawes harbour, with its yacht and fishing boat moorings, Summers Beach, across the water towards Place Manor and the lovely part wooded National Trust St Anthony headland, as well as spanning over the village and harbour towards Falmouth Bay and the Lizard Peninsula with miles of open sea beyond. Mere photography does not do the views justice and must be seen first-hand to fully appreciate.

Boo Homes: “Homes Built with Imagination”

Boo Homes (www.boohomes.co.uk) comprises an enviable team of local trades and crafts people. Each member of the team works together striving to deliver work to exacting standards. Boo Homes owners, husband and wife team, Alex and Jilly Scott live in St Mawes. Originally setting the company up and making a name for themselves in Cheltenham, from the off, they have always created award-winning property developments and individual homes which have an element of surprise. Hence Boo. They regard themselves as home builders rather than house builders. Alex and Jilly have a wealth of experience in building high-end residential property. They are passionate in accomplishing striking interior design to cater for many discerning tastes.

Introduction

This exceptional and bespoke newly built residence is deceptively spacious from initial outside appearances. It cleverly maintains the aura and appeal of the Victorian era yet combines a precise balance of bedroom and reception spaces which effortlessly flow over three storeys. Bass House is a thoughtfully designed energy efficient home which maximises the beautiful vista as well as bringing the outside within from the beautifully landscaped rear gardens.

Description

The whole of the first floor flows the full depth of the building open plan where neatly positioned windows and roof lights provide an airy feel. A bespoke hand-built kitchen by Brookman's of Smallbone is fully equipped with Miele and Liebherr appliances and is zoned by a large island sweeping

to a dining area which in return leads into a spacious living room incorporating a wood-burner plus a balcony, which maximizes the enjoyment of the stunning views. A crittall-style door leads to a spacious Media Room or Snug to offer an independent space. This room also has a vaulted ceiling and rear door with a bridge and steps to allow easy access in to the gardens for alfresco dining and barbeques.

On the top floor is a principal bedroom suite comprising a landing (with a door to close at the bottom of the stairs for privacy), a well-proportioned bedroom area with outstanding grandstand water and countryside views, built in wardrobes, a separate storage room and a tasteful and an en-suite shower room.

On the Ground Floor, off the Hall is a Guest Bedroom Suite, (which could easily be chosen as the principal bedroom), comprising a stylish en-suite shower room, built in wardrobes plus a large bay window capturing the splendid views. The ground floor also has a boot room and utility room with sink and space for 2 appliances and an exceptional family sized bathroom serving two further good-sized double bedrooms.

The Gardens

The rear garden is a real sun trap and is landscaped by independent terraces of differing designs including shrubs, paving and decking to cater for the enjoyment of all age groups. The terraces flow upwards to culminate at a top decked sun terrace where the Pavilion is located. The gardens are designed for ease of maintenance and a haven for relaxing. The gardens capture the all day and evening sun, perfect for alfresco dining.

Off-Road Parking

The front has a resin bound gravel driveway to cater for off-road parking, a luxury that does not exist with the majority of properties located on the waterfront.

The Pavilion

Located at the top of the rear gardens, The Pavilion comprises a room with double glazed French style doors and an en-suite Shower Room with W/C. This area is ideal as an Ancillary Bedroom or enjoyment space such as a Hobbies, Games Room or a perfect 'work from home' Office.

Summary

This desirable home has the potential to provide the owners with a lucrative holiday letting income whilst also being able to enjoy the property themselves via owner booking. Therefore, due to its exceptional quality, energy efficiency with relatively low running costs, and easy to maintain gardens, Bass House is the perfect holiday home. Equally, due to its accessibility of being within walking distance of local amenities, its landscaped rear gardens, mesmerising views and parking facilities, this rare opportunity would work brilliantly for those looking to move to this exclusive Cornish coastal village permanently.

Specifications

Kitchen

- Hand-painted Brookmans by Smallbone kitchen units
- Dekton worktops
- Miele oven
- Miele microwave combination oven
- Miele induction hob (800mm) and downdraught extractor
- Liebherr fridge freezer with icemaker
- Liebherr wine fridge
- 2 Siemens dishwashers

Bathrooms

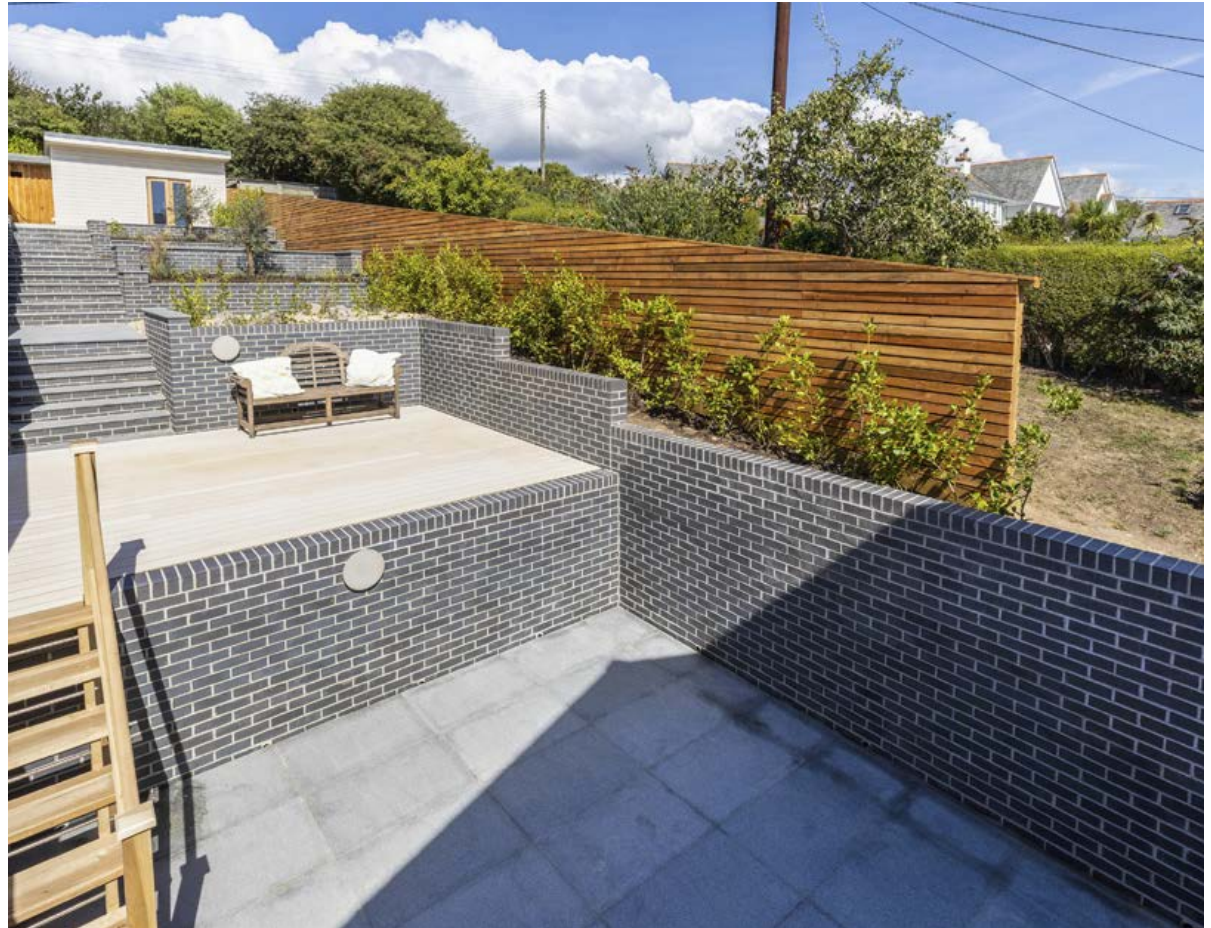
- Tiles by Artisans of Devises
- Sanitary ware and brassware by Crosswater

Flooring

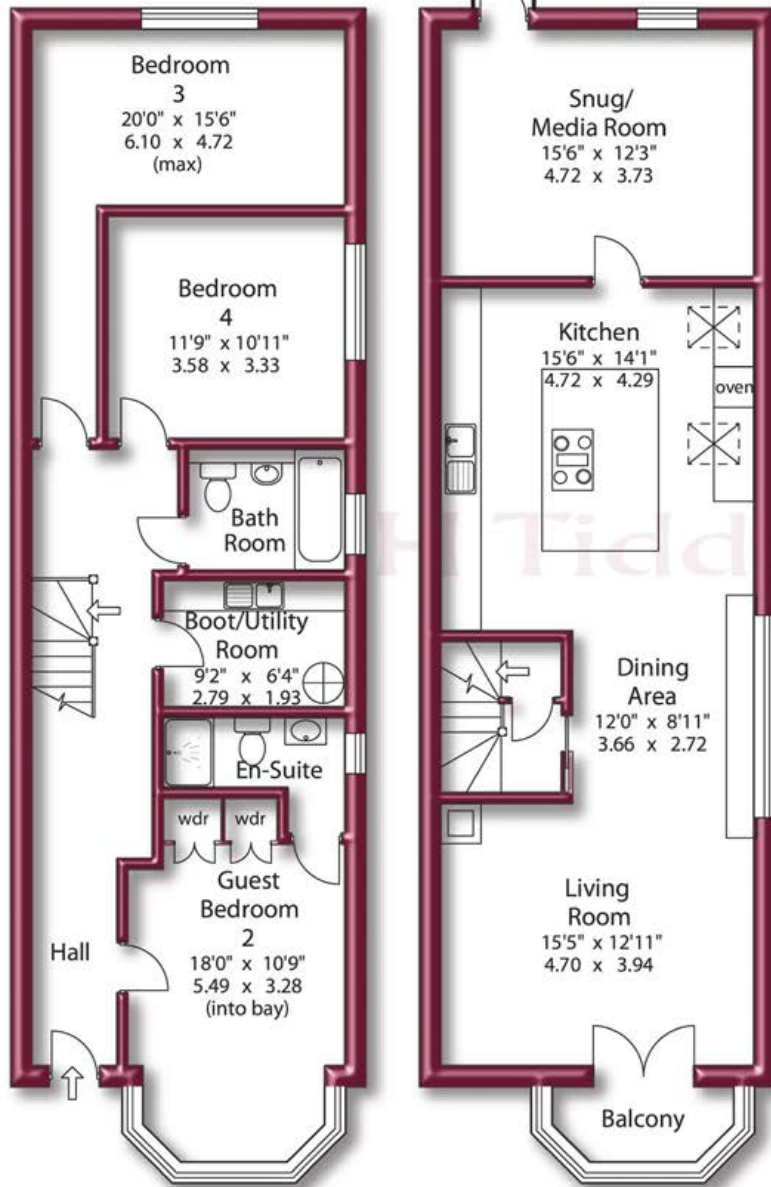
- Woodpecker Salcombe chalked oak

Additional information

- Air source heat pump for heating and hot water
- 310 litre pressurised hot water cylinder
- Underfloor heating throughout
- New three phase electricity supply
- Rapid car charging point
- External lighting
- 2 external water taps
- CAT five cable to multiple points for wifi connectivity throughout
- Satellite dish and tv / radio ariel
- 10 year ICW structural warranty



Approx Gross Internal Floor Area = 2207 Sq. Feet
 (Inc. Pavilion) = 205 Sq. Metres



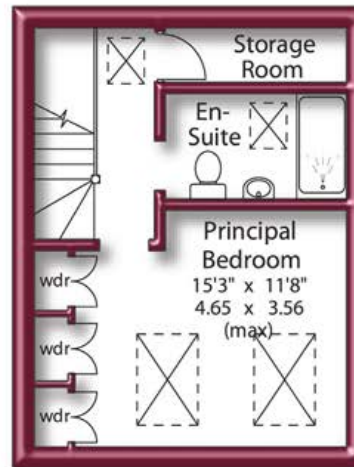
Ground Floor

First Floor

For illustrative purposes only. Not to scale.



The Pavilion



Second Floor

General Information

Services: Mains water, electricity and drainage. Television and Satellite Points. Telephone (Superfast Broadband enabled). Air Source Underfloor Heating. Rapid Car Charge Point.

Energy Performance Certificate Rating: B

Council Tax Band: TBC

Tenure: FREEHOLD.

Land Registry Title Number: CL353505

Planning Application Number: PA21/03615

Holiday Letting Potential: We have on file a potential income schedule produced by Perfect Stays for anyone interested in holiday letting the property.

Agents Note: The tasteful interior designed fixtures, fittings, contents and furnishings are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

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.



H Tiddy