



Church Bungalow

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Very spacious four / five-bedroom character detached Bungalow conveniently located approximately 250 yards from the lovely harbour, village amenities and waterfront of St Mawes. Modernised and extended over the years, this single storey residence has the benefit of parking, garage, gardens and a very attractive recently-renewed decking with glass balustrade and superb views over St Mawes village towards Place and Percuil River.

Accommodation Summary

Internal Floor Area (excluding garage): 1642.27 sq ft (152.57 sq m)

Inside

Entrance / Utility Porch, Cloakroom, Kitchen/Diner, Living Room, Study/Bedroom 5, Inner Hall, Bedroom 1 with En Suite Shower Room, Bedrooms 2, 3 and 4, Family Bathroom.

Outside

Outside: Garage, Parking, Good Sized Gardens, Decked Patio Area with Glass Balustrade.



Introduction

Church Bungalow sits within an excellent sized plot with surrounding gardens that are incredibly private and enclosed. There are beautiful far-reaching views of Summers Beach, the mouth of the Percuil River and surrounding rolling countryside towards St Anthony Headland, which can be predominantly enjoyed from the large suspended recently renewed decked area with glass balustrade. The property has parking and also the added benefit of a garage, something of a rarity in the village. This versatile bungalow has up to 5 bedrooms with the master having an en suite shower room. Within the living area is a large kitchen / diner and a spacious bright living room with an electric log burner. There is also a utility room and family bathroom. The property has a large loft space which could possibly be utilised for further accommodation, subject to necessary consents.

Church Bungalow is incredibly light and airy throughout making a very appealing permanent home within the village or equally a second home for those looking to enjoy themselves all year round or to holiday let as the present owners have done in the past.



Church Bungalow: Internally

A half glazed, double glazed door enters into the entrance porch / utility room which has a wash basin and space and plumbing for a washing machine and fridge freezer. There are also hooks for coats and space for boots and a cloakroom off. Another double-glazed door leads to the garden and a half glazed wooden stable-type door to the kitchen diner. This is a large open plan room with a range of country style wall and floor units, electric oven and hob and an oil-fired Rayburn which also provides the central heating. This leads onto the light sunny living room with electric log burner, and which overlooks the garden. Glazed double doors lead to the study / bedroom 5 which has a door to the garden.

The four double bedrooms and family bathroom all lead off the central inner hall. The main bedroom has lovely views towards Summers Beach, Percuil River and countryside beyond. It has an en suite shower room with shower cubicle, wash basin and wc. Bedrooms 2 and 3 also have lovely views across the beach, river and rolling countryside. Bedroom 4 is garden facing and has a wash basin. The bathroom comprises panelled bath with electric shower over, pedestal basin and wc.



Church Bungalow: Externally

(Plot Size: circa 0.20 of an acre)

From the road, a slate paved driveway / parking space leads to the garage and also to the back gate. This leads to a pathway to the back door. The pedestrian wrought iron gate from the roadway leads to the front door and entrance porch.

To the side is a good size relatively flat lawned area which is south facing and fully enclosed with mature bushes and shrubs. From here are some steps down to a paved patio area. To the rear is a large (507.7 sq ft) recently renewed decked area with stunning far-reaching views towards Summers Beach, the mouth of the Percuil River, and lovely countryside towards St Anthony Headland - a perfect place to sit all year round! To the back is another lawn, a garden shed and a pathway leading back to the garage.





Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 350 yards. Summers Beach: 700 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.

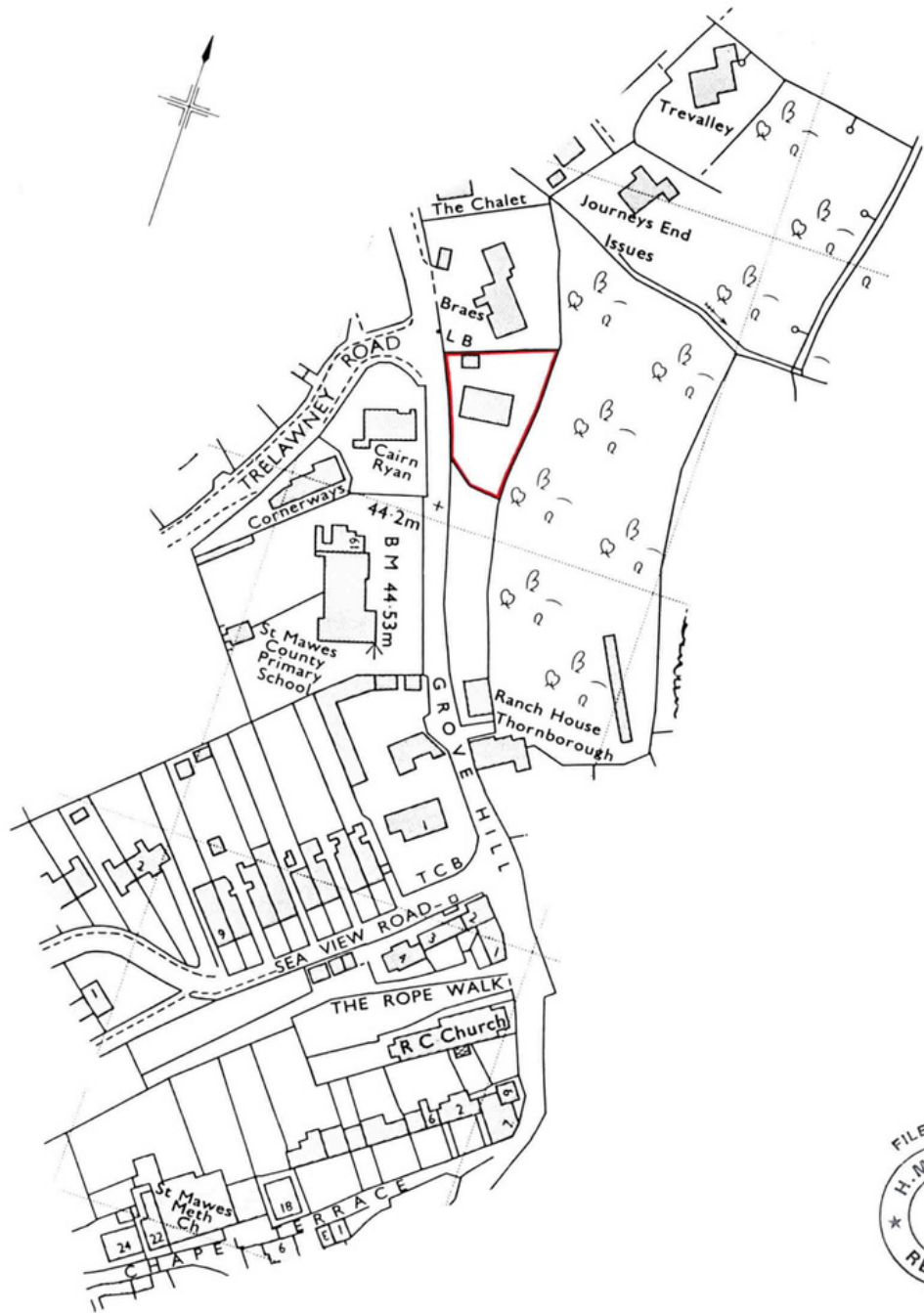
Cornwall

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 Jay Brady and Harry Cartwright at The Mulberry (Falmouth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine; Paul Wadham at Hotel Tresanton in St Mawes; 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⁽¹⁾

1642.27 ft²

152.57 m²

(1) 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.

GIRAFFE 360



General Information

Services and Specifications: Mains water, electricity and drainage. Television points. Oil fired central heating to radiators. Double glazed windows and doors.

Ofcom Mobile Area Coverage Rating: Likely

Broadband: Superfast FTTC Broadband available. Openreach predicted max download speeds: Superfast 44 - 68 Mbps; Standard 24 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Very Low.

Energy Performance Certificate Rating: F

Council Tax Band: F

Tenure: FREEHOLD.

Land Registry Title Number: CL79627

Viewing: Strictly by appointment with H Tiddy.

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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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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.

