



Mayfield

H Tiddy

## Mayfield

*A stunning newly built, entirely unique, property on the serene Roseland Peninsula, where modern luxury meets rural living. This home offers four double bedrooms, three bath/shower rooms, and a host of sophisticated features designed to enhance comfort and style. From its inviting living spaces to the expansive outdoor areas, including a blank canvas garden and a spacious triple garage, this residence promises a lifestyle of unparalleled tranquillity and charm.*

### Accommodation Summary

Internal Floor Area: 4,214 sq. ft. (391 sq. m.)

Paddock: circa 3 Acres

#### Internally

Reception Hall; Expansive Open Plan Kitchen, Dining and Living Room, Primary Bedroom Suite with Dressing Room and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room; Two Further Double Bedrooms (Three and Four), served by a Family Bathroom; Utility / Boot Room.

#### Externally

Driveway Parking for Several Vehicles; Triple Garage; Paddock of circa 3 acres.



## Introduction

Mayfield is a spectacular newly built, modern property, believed to be the only one of its kind on the Roseland Peninsula. This exceptional home boasts four double bedrooms and three bath/shower rooms, two of which are en-suite, along with a separate WC. The design focuses on seamlessly integrating living spaces with nature, featuring expansive glass doors and numerous solar electric VELUX windows throughout the property to maximize natural light.



## Description

The open plan kitchen, dining, and living room is designed for both style and functionality. The kitchen, crafted by Cornish-based Treyone Kitchens, renowned for their bespoke designs for celebrities like Gordon Ramsay and David Beckham, is a chef's dream. It is equipped with three new-to-market NEFF ovens: one fan oven, one microwave oven, and one fully plumbed-in steam oven, all of which can be controlled via WiFi using Alexa or the Home Connect App. Additionally, the kitchen includes a separate warming drawer and an induction hob with an integrated extractor. The Quooker boiling water tap, NEFF dishwasher, Fisher & Paykel fridge-freezer with ice maker and cold-water dispenser, and a large capacity champagne and wine fridge provide all the conveniences of modern luxury.

The living area features a Dik Geurts wood burner, adding a cozy and inviting atmosphere, perfect for relaxing or entertaining guests. Two sets of sliding doors open to a patio terrace offering panoramic views over the fields out towards Gerrans Bay and Portscatho, blending indoor and outdoor living effortlessly. Hidden behind a bookcase is a snug/media room, offering a private retreat that can also serve as a versatile office space.

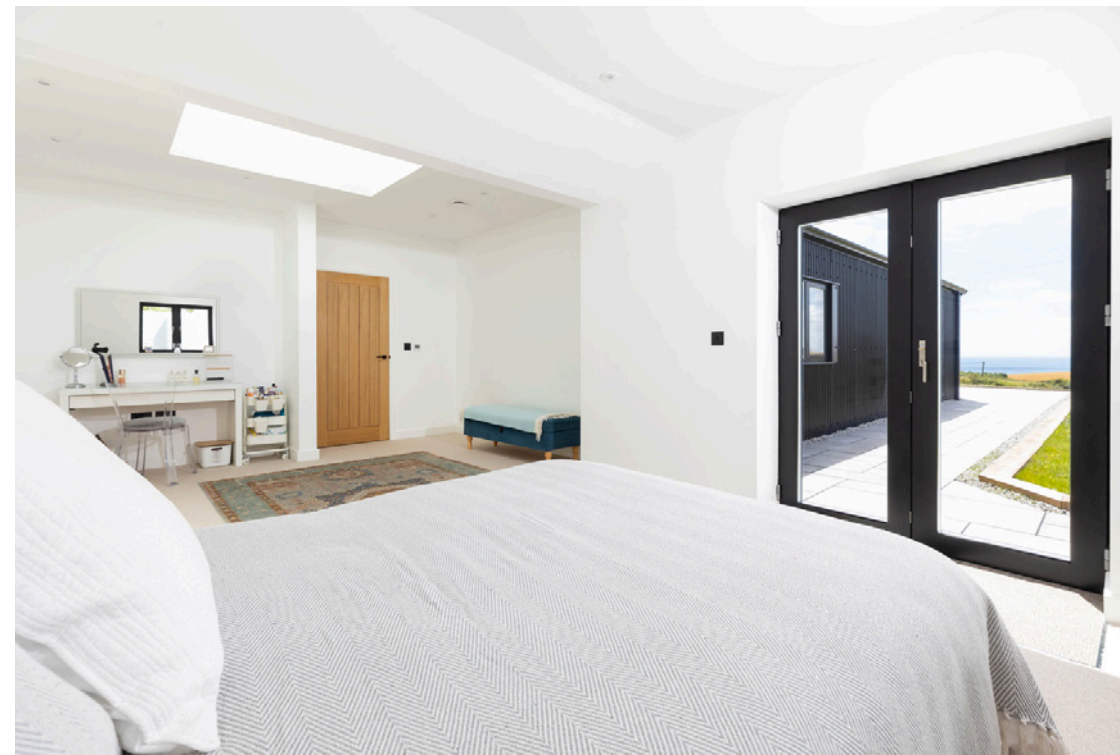


## Description

The primary bedroom is a sanctuary with double doors that open to the terrace, providing picturesque coastal views. It features a large dressing room and an en-suite bathroom equipped with a spacious Roca bath, a separate walk-in shower, a state-of-the-art Roca Japanese-style WC, and twin basins. This luxurious suite offers a perfect escape for relaxation and privacy. All bathrooms in the home are fitted with illuminated vanity mirrors with a demisting function, ensuring clear visibility and a touch of modern elegance.

Bedroom Two is well-appointed with its own en-suite shower room, ensuring comfort and convenience. Bedrooms Three and Four are both generous double rooms and share the stylish family bathroom, which includes a Roca bath and a separate shower unit, catering to the needs of family or guests with distinction.

There is a convenient utility / boot room with sink, ample cupboard storage and rear external door. The property is equipped with a Mechanical Ventilation with Heat Recovery (MVHR) clean air system, which ensures a continuous supply of fresh air while recovering heat from the outgoing air, contributing to energy efficiency. Underfloor heating is installed throughout the home, which is individually zoned and controllable via a WiFi-connected app.



## Outside

Externally, the property is as impressive as it is inside. The sweeping driveway leads past the almost 3-acre paddock, ideal for equestrian use, hobby farming, or simply enjoying as open space. The driveway continues through elegant double gates, opening to a spacious parking area in front of the house and leading to the triple garage situated to the side of the property.

The garden has been left as a blank canvas, providing the perfect opportunity for you to create your own outdoor oasis. Whether you envision a lush garden with vibrant flowers, a tranquil water feature, or a vegetable plot, the possibilities are endless. This expansive outdoor space allows you to design a garden that suits your personal taste and lifestyle, enhancing the beauty and functionality of your new home.

The ceramic tiled patio terrace, accessible through the sliding doors from the living area, is perfect for al fresco dining or simply enjoying the views over the countryside and out towards Gerrans Bay and Portscatho. The expansive garage, designed with convenience and storage in mind, features three electric roller doors. It provides ample storage space for boats, cars, and other recreational equipment. Additionally, the garage offers potential for a workshop or extra storage space, making it a versatile addition to the property.

## Summary

This unique property combines modern luxury with the natural beauty of the Roseland Peninsula, making it an extraordinary place to call home. Every detail has been thoughtfully considered to provide the utmost in comfort, style, and functionality.

Mayfield stands out as a unique gem offering unparalleled luxury and functionality. From its expansive, light-filled interiors adorned with top-tier appliances and bespoke craftsmanship, to its seamlessly integrated indoor-outdoor living spaces and tranquil garden awaiting personalisation, every detail reflects a commitment to exceptional living.



# Specifications

## Kitchen

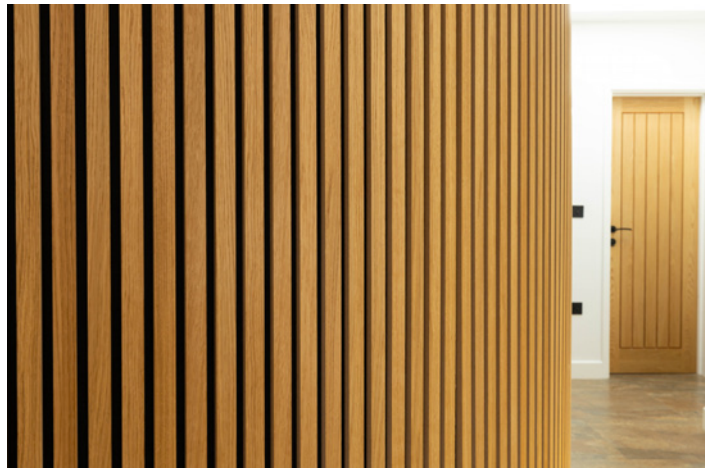
- Individually designed Cornish-based Treyone Kitchen
- Silestone worktops
- NEFF oven, controllable by Alexa or Home Connect App
- NEFF microwave combination oven, controllable by Alexa or Home Connect App
- Fully plumbed-in NEFF steam oven, controllable by Alexa or Home Connect App
- NEFF induction hob and downdraught extractor
- NEFF integrated dishwasher
- Fischer & Paykel fridge freezer with icemaker and cold-water dispenser
- Dunavox champagne & wine fridge
- Quooker boiling water tap

## Bathrooms

- Sanitaryware and cabinetry by Roca
- Japanese WC by Roca in Bedroom One
- Roca Illuminated vanity mirrors with de-mist function

## Additional Information

- Dik Geurts Wood Burner
- Rational Triple Glazed windows (with 10-year guarantee)
- Origin sliding doors (with 10-year guarantee)
- Solar Electric VELUX windows (app controlled)
- Air source heat pump for heating and hot water
- Underfloor heating throughout
- External security lighting
- Hard-wired Ring Cameras
- Cat B Security Alarm System
- 2 external water taps
- External Socket
- Wired LAN sockets throughout with built-in WIFI connectivity for whole home WIFI
- 10 year NHBC structural warranty





## Location Summary

(Distances and times are approximate)

“Mayfield” is approximately 500m from Pendower beach and accessible from either your own private access onto the public footpath with wonderful views as you crest the hill of the bay or by Rocky Lane nearly opposite the entrance driveway.

The hamlet of Treworlas is approximately 2.5 miles away from the pretty harbour village of Portscatho which has a general store / post office, a pub, a restaurant, a coffee snack shelter overlooking the beach and an excellent social club overlooking the harbour. It also has the main Doctors surgery for the Roseland. 6 miles away is the unspoilt fishing village of St Mawes with a range of shops, restaurants, pubs, and a chemist and is renowned as a sailing centre with very active sailing and rowing clubs. The ancient village of Tregony is 3.5 miles to the north with a mini-market and Post Office, Primary and Secondary Schools. Approximately 3 miles distant there is a petrol station with mini-market for day-to-day requirements. The Cathedral City of Truro and town of St Austell are approximately 13 miles away. The port of Falmouth is approximately 15 miles away via the King Harry Ferry. London (Gatwick) is about 70 minutes by air from Newquay Airport (22.5 miles).



## 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

Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans. Further afield, 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 Adam Handling (St Ives and Newquay).





Approximate total area<sup>(1)</sup>

4214.39 ft<sup>2</sup>

391.53 m<sup>2</sup>

(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.

GIRAFFE360

## General Information

**Services and Specifications:** Mains water and electricity. WPL Sewage Treatment Plant. Air Source Underfloor Heating.

**Ofcom Mobile Area Coverage Rating:** Likely.

**FTTP Broadband available:** Openreach predicted max download speeds: Ultrafast 1800 Mbps

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

**Energy Performance Certificate Rating:** B

**Council Tax Band:** TBC

**Tenure:** FREEHOLD.

**Land Registry Title Number:** TBC

**Public Right of Way:** An existing footpath, well shielded and little used, runs across the land, leading from Pendower Beach to Treworlas.

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

## Mayfield

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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'.

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