



Palm Tree House

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This immaculately presented, modern, spacious, four double bedroom, three storey house benefits from sunny landscaped gardens, parking, and water, village and country views towards the mouth of the Percuil River, Summers Beach and St Anthony Headland. Built in 2018, the property is situated around 350 yards from the harbour, village centre and local amenities.



Accommodation Summary

Total Internal Floor Area: 2,019 sq ft (187.1 sq m).

Ground Floor

Entrance Hall, Open Plan Kitchen, Lounge / Diner, Cloakroom.

First Floor

Bedrooms 1 and 2, both with En Suite Shower Rooms.

Lower Ground Floor

Bedrooms 3 and 4, Family Bathroom, Utility Room.

Outside

Parking Area for 2 Cars, Enclosed Rear Gardens with Decked Terrace.



Description

Palm Tree House is an attractive, modern and spacious property, completed in 2018, positioned mid-terrace within a row of just three houses, offering beautiful views overlooking St Mawes and towards the mouth of the Percuil River. Currently used very lucratively for holiday letting, the property offers great versatility and could easily serve as a personal holiday retreat or as a spacious family home, depending on the buyer's requirements. Its prime location and flexible use make it an excellent investment, a perfect getaway or a permanent home in this desirable area.

The accommodation at Palm Tree House is attractively arranged over three floors. On the ground floor, the triple-aspect living and dining room features a charming bay window that offers far-reaching views over the village, the open countryside, and the Percuil River. The adjoining open-plan, fully fitted kitchen is well equipped with a good range of appliances and offers both wall and floor units with work surfaces, including a breakfast bar for casual dining. A cloakroom / WC completes the ground floor accommodation, adding convenience to this thoughtfully designed space.

The first floor features two generously sized double bedrooms, each with its own fully tiled en-suite shower room, complete with large shower cubicle, vanity basin, and WC, ensuring comfort and privacy. On the lower ground floor, there are two further double bedrooms, along with a spacious family bathroom that includes both a bath and a separate shower cubicle. This floor also houses a convenient utility room, providing practical space for laundry and storage needs.

To the front of the property, off Newton Road, there are two allocated parking spaces, leading down to an entrance walkway with courtesy lighting and access to the front door. At the rear, a decked terrace and level lawn provide a low-maintenance outdoor leisure space, perfect for relaxing and enjoying the Cornish sunshine. This well-designed outdoor area compliments the property's modern and spacious interior, making it ideal for both everyday living and holiday enjoyment.



Summary

Overall, this house, in immaculate condition, is extremely well appointed with all the modern amenities you would expect, including underfloor and air source heating, a well-equipped kitchen, and luxurious bathrooms with high-quality showers. It is thoughtfully arranged over three floors, with bedrooms located on the lower ground and first floors, and an open-plan living area on the ground floor in between. Comfortably accommodating up to 10 people, the layout is ideal for multigenerational stays or for two families to share the space while still enjoying privacy. This flexible setup makes it a perfect option for holidaying in comfort and style, alternatively it is the ideal permanent home, within easy reach of the amenities yet away from the hustle bustle of the village centre.





Location Summary

(Distances and times are approximate)

St Mawes Village Centre and Harbourside: 350 yards. Summers Beach: 850 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 built by Henry V111. 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 a 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.

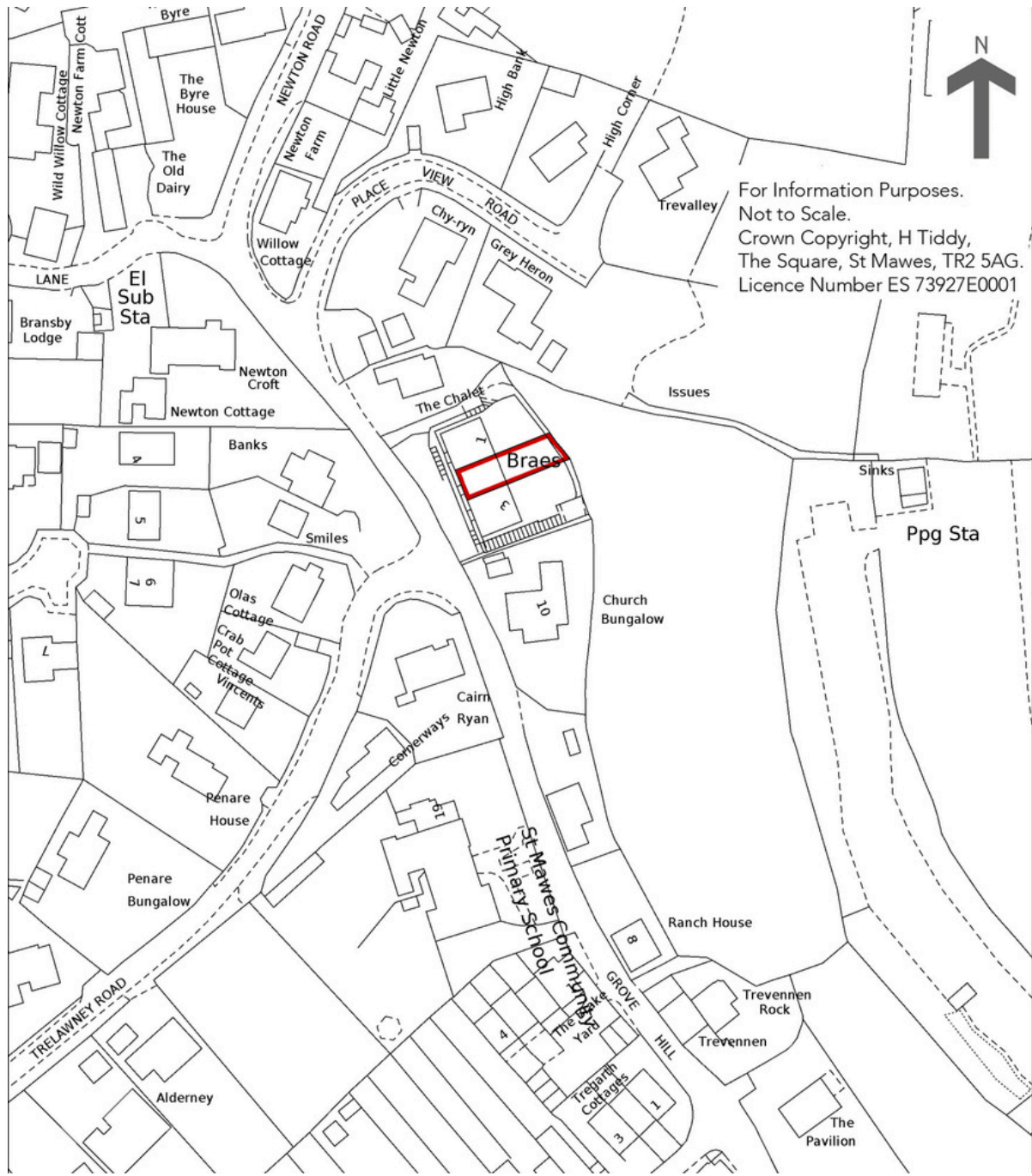
Cornwall

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 connections to other UK regional airports and a number of European destinations.

Fine Dining Restaurants

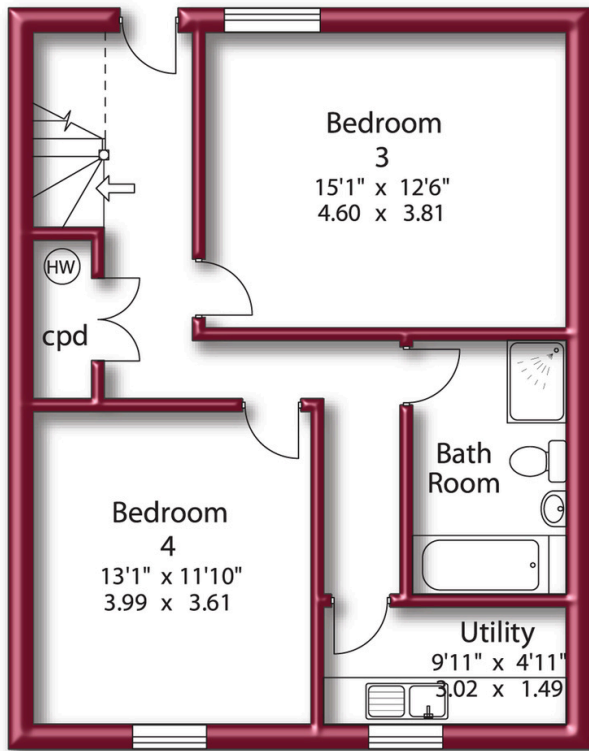
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On The Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



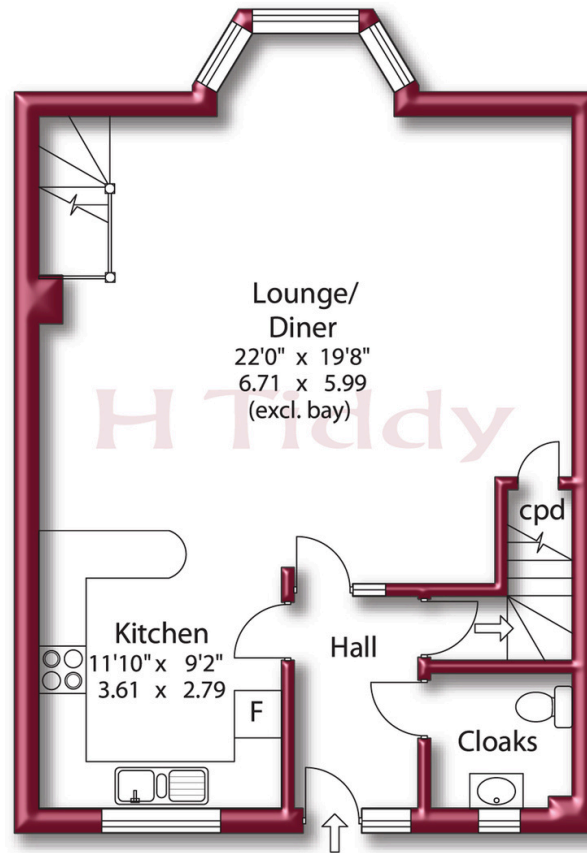


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The Square, St Mawes, TR2 5AG.
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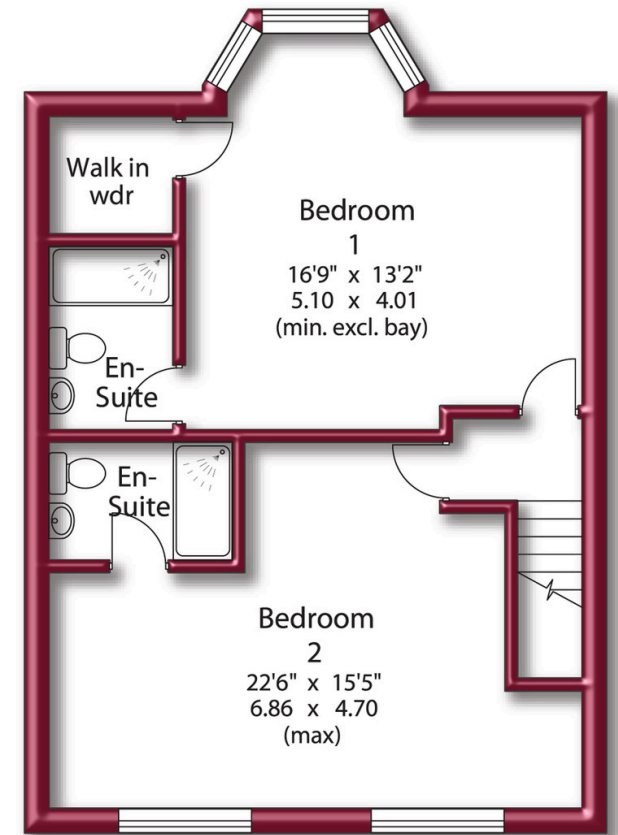
Approx Gross Internal Floor Area = 2019 Sq. Feet
= 187.1 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

General Information

Services and Specifications: Mains water, electricity and drainage. Under floor and air source heating.

Energy Performance Certificate Rating: B.

Council Tax Band: Business Rated.

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone, EE, O2 and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 49 - 76 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL355624.

Holiday Letting: The property is let via <https://palmtree-house.co.uk/>.

Fixtures, Fittings, Contents and Furnishings: With the exception of personal belongings, furnishings and contents are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy. Viewings can only be arranged, when the property is let, on changeover days which are Fridays.

Palm Tree House

2 Braes
Newton Road
St Mawes
TR2 5BS

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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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