

# PENDRAGON



H Tiddy







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POLVARTH LANE, ST MAWES, CORNWALL, TR2 5AZ

*A distinctive Marine Residence, with ancillary accommodation, foreshore and mooring, occupying private mature gardens, offering magnificent river and countryside views, conveniently located in this exclusive Cornish coastal village.*

## **Accommodation Summary**

**(Approximate Gross Internal Floor Area: 4580 sq ft (424.57 sq. m.))**

**Main House:** Ground Floor: Entrance Hall, Family / Dining Room, Lounge, Study, Kitchen, Utility, Cloakroom.

First Floor: Landing, Principal Bedroom with En Suite Bathroom and Dressing Area, Bedrooms 2 and 3, Shower Room, Bathroom, Study / Bedroom 4.

**Inter-Connecting Annexe:** (or additional accommodation to the main house): Reception Hall, Living Room with open plan Kitchen, Bedroom 5 with En Suite Bathroom and Dressing Area, Bedroom 6, Shower Room.

**Outside:** Triple Garage, Basement / Store / Plant Room, Mature Surrounding Gardens with Sun Terraces, Boat / Parking Facilities.

**Castaway:** Detached Ancillary Chalet : Living Room, open plan Kitchen, Bedroom, Shower Room, Decking with Hot Tub.

**Foreshore** (to Mean Low Water) and **Mooring**.

*Location summary – (distances and times are approximate)*

*Coastal Path / Riverside Walk: Bottom of the garden. Summers Beach: 350 yards. Village Centre: 850 yards. King Harry Ferry: 5 miles.*

*Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry. Cornwall Airport Newquay: 29 miles (regular flights to London and other UK regional airports).*

*St Austell: 15 miles (London Paddington 4.5 hours by rail).*

*Viewing only by appointment with H Tiddy*



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## 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 butchers, bakers, convenience store, post office/newsagent, doctors, hairdressers, 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.

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 county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. 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). Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepont at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

## Historical Note

The original property was built in 1929. During 2002 to 2004, under planning application CI/FP131/0494/02, a major reconstruction to the main house including the addition of a two bedroom annexe was built by a local highly regarded building firm. The re-modelling and refurbishment included a new roof, heating system and bathrooms as seen today.

In 2012 to 2013, under planning permission PA12/05126, the old hut in the grounds was demolished and a new detached chalet was built as 'ancillary' accommodation to the main residence. The chalet is now named Castaway.

## Description

Pendragon's location, in our opinion, is second to none. It offers the best of all worlds, from accessibility to the river, seclusion via its mature gardens, breath-taking and tranquil water and countryside views. Highly versatile and adaptable light and airy family sized accommodation yet within a relatively level walk past Summers Beach to shops, restaurants and a wide range of central village amenities within this exclusive Cornish coastal village.

The property has been designed to capture the most of the spectacular views as well as cater for easily manageable accommodation for the retired couple as well as provide ample independent living and bedroom space for the large family. Castaway, the detached chalet, offers an excellent retreat for guests, family or au-pair.

This boating enthusiasts dream has ample boat storage as well as car parking and direct water access across the river footpath from the bottom of its gardens onto its mooring and own foreshore to mean low water. Pendragon's privacy and location capture the aura, peace and tranquillity provided by the beautiful setting and views.

## The Views

The uninterrupted and panoramic views enjoyed from the majority of the rooms in the property as well as its gardens, terraces and chalet are captivating and inspiring. Mere photography does not do them justice. These encompass a 180-degree expanse of the deep waters of the Percuil River including Pelyn and Porth creeks and the National Trust owned lightly wooded St Anthony Headland, views of which should be there in perpetuity – a very significant attribute. The river is a hive of wildlife and marine activity most of the year.

## Pendragon: A Brief Tour

Enter the arched oak main entrance door from the parking forecourt into a hall and onto the spacious family / dining room with attractive Amtico flooring throughout, where one cannot help identifying the superb water views. Open plan is a kitchen with utility area and cloakroom off. The main lounge has a wide expanse of windows and patio doors to capture the beautiful views, where an alternative focal point when the sun goes down is a featured Minster fireplace with wood burner inset. A glazed door leads to a study. On the first floor of the main residence is a galleried landing, from a dogleg mezzanine staircase. The principal bedroom has an en suite bathroom and dressing area. A separate shower room and family bathroom serves three further bedrooms.

A connecting door from the kitchen leads to an annexe wing, the reception hall also has its own independent entrance door. The spacious living room has a part vaulted ceiling and large bay window connecting to a balcony to capture the exceptional views. Open plan is a modern fitted kitchen. Guest bedroom 5 has a dressing area, en-suite bathroom and a covered patio, attracting the morning sun. A separate shower room serves bedroom 6.

Connected to the property is a triple garage and a useful basement / plant room is located under the living room and main balcony.

## The Gardens

The surrounding gardens are private and bordered by hedge. The grounds mainly comprise of lawned areas dispersed by a variety of fauna; a vegetable plot, greenhouse and sun terraces that attract the sun from sunrise to sunset.





## Castaway (The Detached Chalet)

Built in 2013 to cater as ancillary accommodation, this comprises living room with open plan kitchen and trifold doors onto a decked area (with hot tub), a double bedroom and a shower room / wc.

## General Information

**Services:** Mains drainage (via pump to main sewer), mains electricity and water. Oil fired central heating (2455 litre tank) to radiators and pressurised hot water system. Telephone (superfast broadband connected). Television aerials and Satellite. NB: The electrical circuit, appliances and heating system have not been tested by the agents.

**Energy Performance Certificate Rating:** D

**Council Tax Bands:** 'G' for the Main House and 'A' for Castaway.

**Stamp Duty:** Classified as Mixed-Use Development (please consult your solicitor).

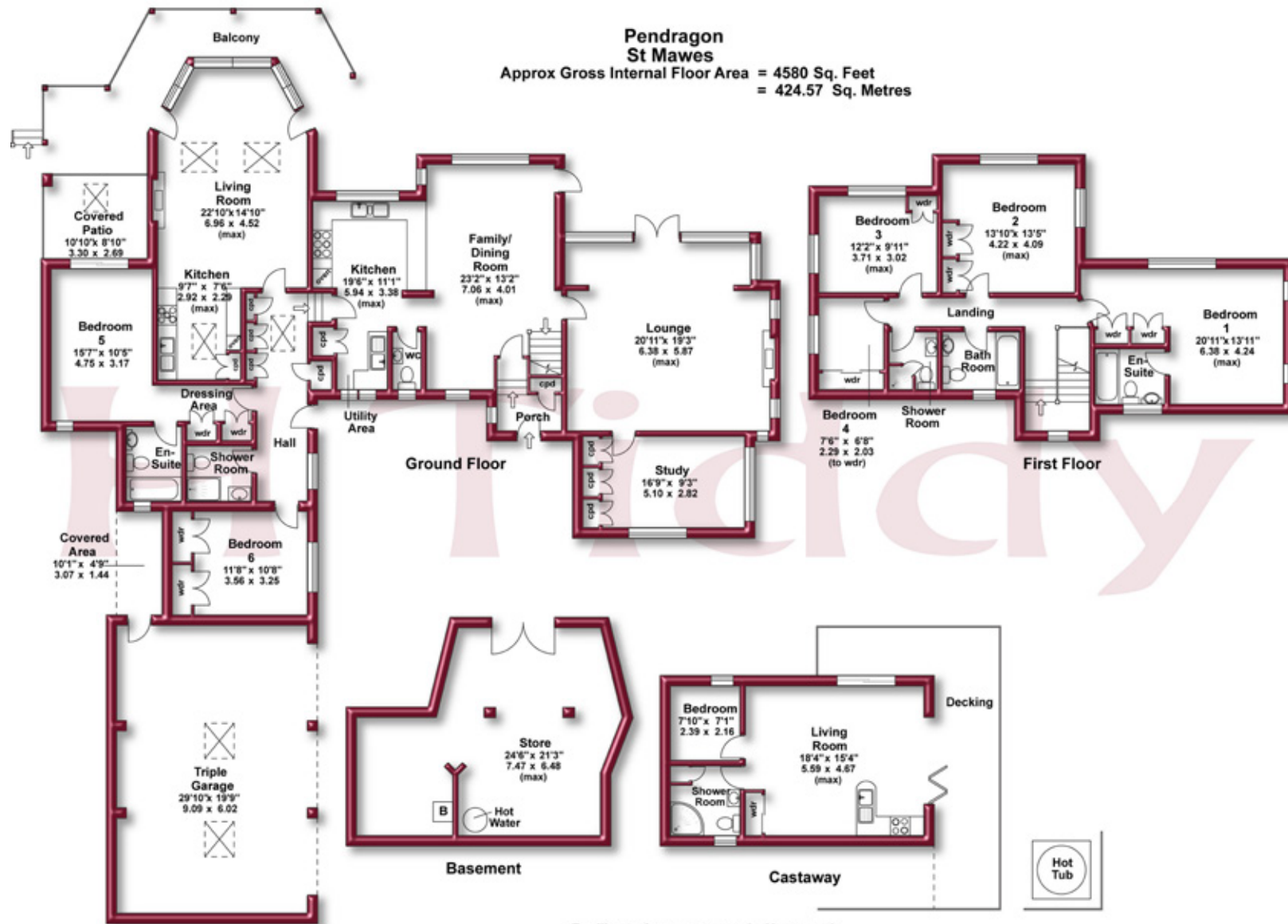
**Tenure:** Freehold.

## Viewing

Strictly by appointment with H Tiddy.







For illustrative purposes only. Not to scale.

**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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