

# THE STUDIO



H Tiddy

# THE STUDIO

## POLVARTH LANE, ST MAWES, CORNWALL, TR2 5AZ

*Perched on the water's edge, a unique and historic sympathetically modernised riverside home with foreshore and the only private quay in this exclusive and enchanting Cornish coastal village.*

### Accommodation Summary

**Gross Internal Floor Area (including Garage): 2300 sq.ft. (213.21 sq.m.)**

*Ground Floor: Reception Hall, Bedroom Three, Family Bathroom, Utility / Boot Room, Media Room / Bedroom Four.*

*First Floor: Living Room with Balcony, Kitchen / Dining Room, Bedroom One with En-Suite Shower Room, Guest Bedroom Two with En-Suite Shower Room.*

*Outside: Garage / Workshop, Private Quay comprising parking facilities, direct river access, and a decked terrace with hot tub, plus Foreshore to mean low-water springs.*

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

*Summers Beach: 350 yards. Village Centre and harbour-side: 850 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car 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.*



# H Tiddy

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## Star Features

- Sublime waterside location with panoramic views over the Percuil River and the surrounding National Trust owned countryside.
- Shops, beautiful walks, beaches, pubs and fine dining restaurants on the doorstep!
- 3/4 bedroom, 2/3 reception, 4 bath/shower room accommodation.
- Chic first floor living room with vaulted ceiling, exceptional views, contemporary wood-burning stove and balcony with glass balustrades.
- Stylish well-equipped kitchen with open plan dining and beautiful river views.
- Ground floor media room, work from home office or fourth bedroom.
- Garaging, boat storage and off-road parking.
- Private quay including decked terrace and hot tub.
- Foreshore ownership to mean low-water springs.
- Mooring availability upon application to Percuil River Moorings Ltd.
- Sympathetically and tastefully modernised ready for immediate occupation.
- Fascinating history dating back to when the premises was built in 1936.

## 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.



## Local Amenities

St Mawes has a wide range of amenities, which are open all year, including butchers, two 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. 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

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 Treliiske). 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.

## Description

The Studio is not only a rare find in St Mawes, but throughout the South West of England. With a private quay and foreshore offering direct water access, this attractive and unique waterfront home also has an engaging history.

Originally built and owned in 1936 by the Lancaster family, the original building was let as boathouses to local residents and the upstairs was used as a sail loft. The garage was a blacksmith's forge, evidence of which can still be seen today. In 1939 the well-known marine artist Charles Pears with his wife took the sail loft over as their studio, whilst they lived on board separate boats on the river. When the Second World War was declared, it was no longer possible to live on board a boat, so Charles Pears and his wife were given permission to live in the studio which remained their home for the rest of their life time. The building then transferred back to the Lancaster family, who sold the property to a local family in St Mawes where it was used for over 20 years as a holiday home for themselves and their family until it was sold in early March 2021.

Just by the entrance to The Studio, an inscription is chiselled into the quay. It reads "81st Sea Bees Construction Battalion" which was engraved there by American soldiers who built the quay and the access road for it to be used during the build-up to the D-Day landings in June 1944.



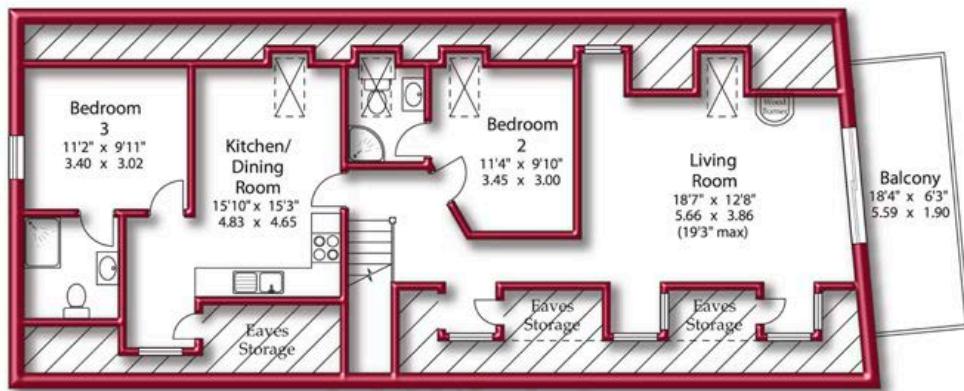
Over the last 12 months or so, the current owners commissioned their builder to undergo a modernisation programme, thus transforming the property as seen today. Internally, the building still retains its bohemian artistic flavour of days gone by.

## Summary

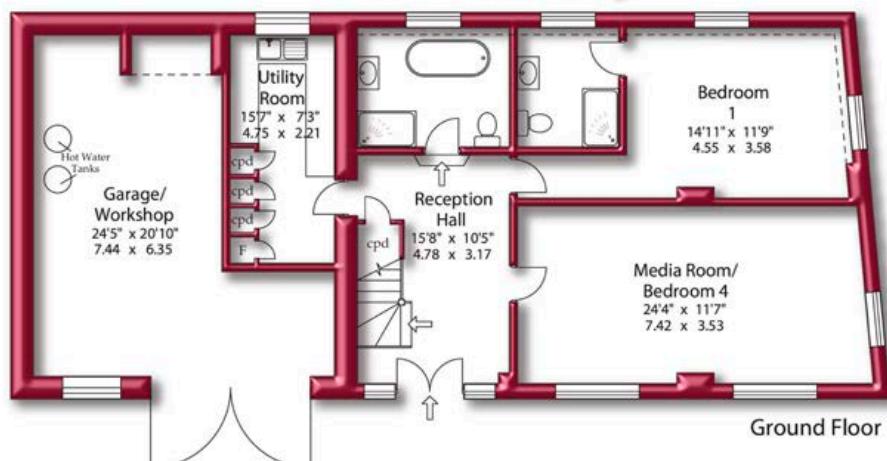
This desirable waterside retreat has the potential to provide holiday home owners with a lucrative holiday letting income whilst being able to enjoy the property themselves via owner booking. Equally, for those yearning for the tranquillity of riverside living plus the unrivalled added benefit of shops and local amenities within walking distance, this ready to move in to home would work brilliantly as a permanent residence.

### The Studio

Approx Gross Internal Floor Area = 2300 Sq. Feet  
= 213.21 Sq. Metres



First Floor



For illustrative purposes only. Not to scale.



### General Information

**Services:** Mains water, electricity and mains drainage (pumped to the mains sewer on Freshwater Lane). Electric radiator heating and wood burning stove.

**Energy Performance Certificate Rating:** 'E'.

**Council Tax Band:** 'D'.

**Tenure:** Freehold.

### 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.

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