



The Boathouse

St. Mawes • Truro • Cornwall





The Boathouse

Polvarth Lane • St. Mawes • Truro • Cornwall • TR2 5AZ

Distances:

St Mawes village centre about 0.6 miles | Summers Beach about 0.4 miles
Truro about 10 miles (via King Harry Ferry) | Falmouth about 20 minutes (via passenger ferry)
Cornwall Airport Newquay about 29 miles
(Distances and times are approximate)

An award winning and unique contemporary waterside home of nautical influence and lifestyle, with panoramic views and direct water access to the Percuil River, in the exclusive Cornish coastal village of St Mawes.

Reverse level living accommodation with spectacular water views

Magnificent open-plan kitchen/living and dining space with access to balcony

Spacious reception hall with atrium, access to a decked terrace, internal lift & WC

Master bedroom suite, 3 further bedrooms and two bath/shower rooms

Lower ground floor games room, utility room, office and wine store

Hobbies room/bedroom four

Integral double garage and workshop/boat store

Hard standing with parking for several vehicles and boat storage

Right of access to tidal slipway



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Location

The picturesque south facing harbour village of St. Mawes, on the eastern side of the Fal Estuary has long been one of Cornwall's most desirable and exclusive destinations, being recently awarded by Which consumers as "the top seaside resort in the UK". Far enough away from the main communications and larger towns to have retained its charm, it also has a good road network to the village, across the beautiful unspoilt countryside of the Roseland Peninsula and is also linked to the port of Falmouth and the cathedral city of Truro, via the King Harry Ferry on the River Fal. St. Mawes is centred around its small stone harbour

and has its own beaches, sailing club, castle, shops and a handful of good pubs and restaurants, including of course, Olga Polizzi's Hotel Tresanton and The Idle Rocks. There is a regular passenger ferry from the harbour to the town of Falmouth across the Carrick Roads, and from Easter to October to Trelissick and Truro and to St Anthony's Head and the picture-postcard Place House across the Percuil River. For those wanting to get away from the hum drum of city life and escape with family to the water for the weekend, but still have access to fine dining, then St. Mawes is quite understandably the first choice for many.













The Property & Summary of Accommodation

Dating from 1935 and originally the site of a boathouse belonging to the Bird's Custard Family. The Boathouse has an interesting and varied history. In the 1980's, the then sail loft was converted into a dwelling and occupied until 2004, when the current owners purchased the property.

In 2006/7, they engaged the award winning architect Ross Edwards to design and create a stunning and unique contemporary new build home, befitting of its spectacular location. As such, the original building was demolished and rebuilt to exacting standards, with later alterations and extensions being made in 2012 and 2013.

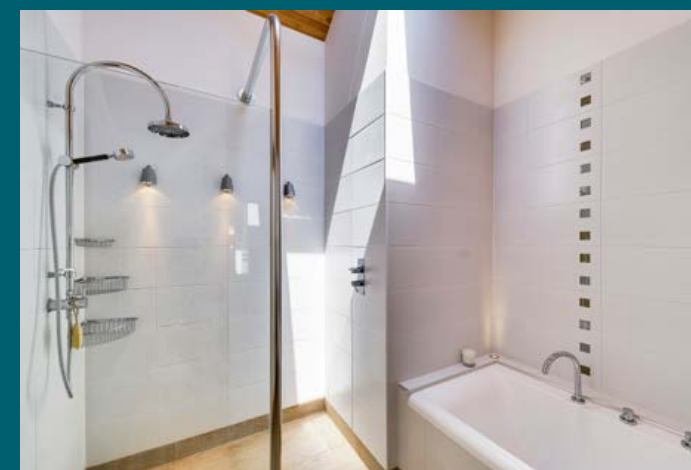
The property's design is unmistakably one of nautical influence and lifestyle, with a substantial part of the ground floor being laid out as a boat store and workshop. Keen attention to detail has been taken into account, combining traditional materials with state of the art facilities, ensuring the building works either as a family home, or a manageable lock-up and leave.

An air source heat pump links to the under floor heating and photo-voltaic solar panels on the roof provide electricity, resulting in a relatively cost-neutral and energy efficient home. In addition, solar water panels provide hot water, backed up by an LPG gas tank on stand-by.

Throughout the interior, American white oak has been used on all joinery, whilst on the exterior, a combination of lead, slate and sedum, with cedar clad elevations and aluminium powder coated windows ensure the property's low-maintenance management.

The reverse-level living accommodation, which extends to over 5,100 sqft, including the garage and boat store, is presented in immaculate order and has been designed to take full advantage of the building's spectacular panoramic views. Details of the room dimensions and layout can be seen from the floor plan contained within the brochure.





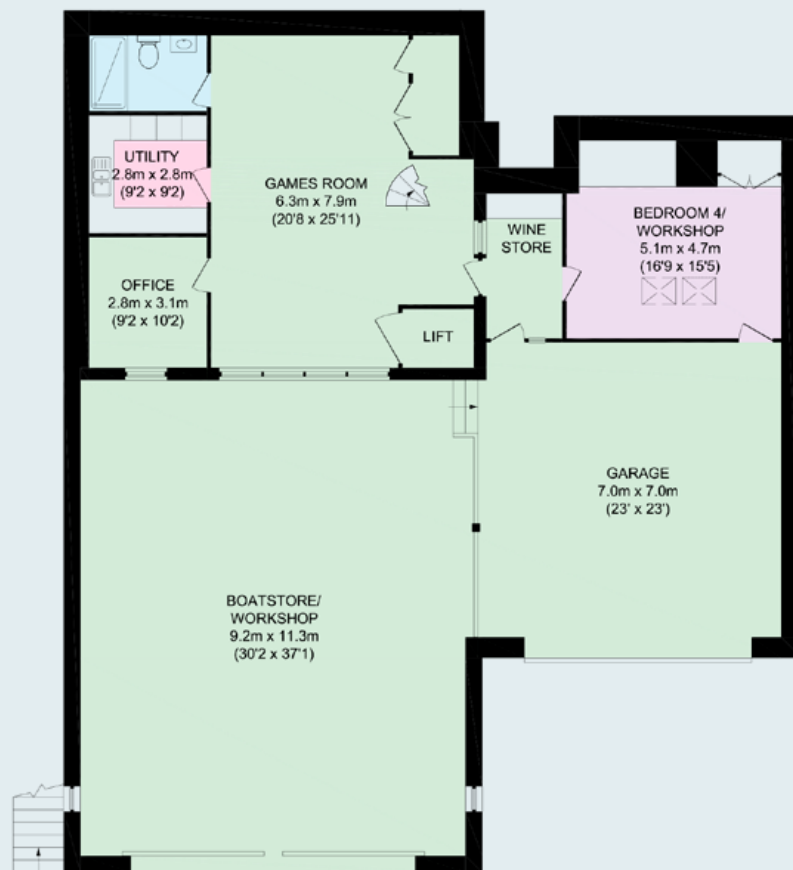


There are two decked terraces and a balcony accessed from the first floor which offer a variety of sheltered seating and entertaining areas from which to enjoy the spectacular views.

Directly in front of the property and with easy access from the boat store is a tidal slipway, over which The Boathouse enjoys a right of access. Next to the boat store is an area of hardstanding, suitable for boat storage, trailer storage and additional parking. Steps lead from the parking area to the decked terrace, running along the side of the building, within which there is a hot tub.



LOWER LEVEL
APPROX. FLOOR
AREA 261.6 SQ.M.
(2816 SQ.FT.)



UPPER LEVEL
APPROX. FLOOR
AREA 215.4 SQ.M.
(2319 SQ.FT.)



The Boathouse Polvarth lane, St Mawes, TR2 5AZ
Approximate internal area 477.0 Sq.M. - (5135 Sq.Ft.)
For identification only - Not to scale.



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Services

Air source heat pump, providing under floor heating throughout. Solar photovoltaic panels providing electricity and solar. Geo thermal panels providing hot water. Back up LPG tank for hot water. Private drainage linked to mains sewage system. Mains water.

Tenure

Freehold

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

Post Code

TR2 5AZ

Directions

Upon entering St Mawes, follow the road and proceed down the hill. Towards the bottom, and before the right hand bend, take the left hand fork (at the second junction of Freshwater Lane) on to Polvarth Lane. Proceed to the bottom and turn right where The Boathouse can be identified directly in front.

Viewings

Strictly by Appointment with Savills or H Tiddy.

