

Heron Creek

St Mawes, Cornwall





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A frontline waterfront family home of magnificent proportions with far reaching estuary views, standing in established gardens and grounds with direct water access and a private running mooring.

Entrance hall | Living room | Sunroom | Sitting room | Kitchen/breakfast room | Dining area | Utility room
Home office/Study/Media room | Billiard room | Gardeners room | Wine cellar/larder | Integral oversized double garage | Cloakroom
Master bedroom with en suite bathroom and private balcony | Two guest bedrooms with en suite bathrooms
Guest bedroom with en suite shower room and private balcony | Two further bedrooms | Family bathroom
Spiral staircase giving access to lower ground floor with: Sauna | Shower and changing rooms | Cloakroom | Pool service room
Terrace with access from kitchen/breakfast room, drawing room and sunroom | Swimming pool | Boat store | Workshop
Mature gardens | Right of access over the beach | Running mooring | Private parking



H Tiddy

The Square, St Mawes
Cornwall TR2 5AG

Tel: +44 1326 270 212

sales@htiddy.co.uk

htiddy.co.uk



Knight Frank Exeter

19 Southernhay East,
Exeter, Devon EX1 1QD

Tel: +44 1392 848 822

christopher.bailey@knightfrank.com

knightfrank.co.uk

Country Department

55 Baker Street
London, W1U 8AN

Tel: +44 20 7861 1717

hamish.humfrey@knightfrank.com

Situation

Heron Creek sits in a frontline waterfront position with direct water access, whilst maintaining an impressive level of privacy thanks to the mature and established gardens and grounds. The views from the property are exceptional, reaching far out across the ever changing waters of the Percuil River.

This enchanting south-facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings 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, 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 as well as a regular all year round pedestrian ferry service to Falmouth. St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters including nearby Mylor and Falmouth harbours and the protected and sheltered waters of the Carrick Roads. The village has an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages. The sailing club quay can be accessed directly from Heron Creek, where boats can be stored and an active junior sailing program is run. St Mawes has three beaches and the water here is very calm and clear, making it perfect for swimming and water sports.

Truro is about 12 miles away via the King Harry car ferry and offers extensive and specialist shopping and services as well as a number of highly regarded independent schools.

Communication links in the area are excellent whether travelling by road or rail. The A30 dual carriageway provides fast access to the M5 motorway at Exeter. Truro and St Austell have mainline rail stations with a service to London Paddington taking approximately 4 hours.

(all times and distances are approximate)





Heron Creek

Built in the 1920's for the Bird family of Bird's Custard, Heron Creek offers the impressive proportions typical of its era. Immediately noticeable are the high ceilings and generous room sizes and a large, welcoming reception hall sets the tone for the rest of the house. From here the principal reception rooms are accessed.

The kitchen forms the heart of the home, with an abundance of natural light thanks to the glass doors leading to the estuary-facing terrace at the front of the house. The kitchen is designed by Neptune and features a large central island, classically stylish fitted units and an electric AGA, ceramic hobs and an electric oven. Open plan with the kitchen is the dining area, which is ideal for both informal family

dining and formal entertaining, with stunning views over the gardens, swimming pool and estuary beyond. Next to the kitchen are the practical elements of the house including a large utility room, a boiler room on the lower level and a gardener's cloakroom. This leads through to the oversized integral garage, ideal for boat storage. Beyond this is a home office, of the same impressive proportions as the rest of the house and offering a superb base from which to run a business from home, work from home or alternatively it offers opportunity for adaptation to a media room, playroom, library, artist's studio or self contained annexe.

The living room is of particular note, and is spacious, light, and airy with the focus being the estuary views thanks to the large hardwood framed windows and French windows that also give access to the balcony. The majority of the windows are hard wood, storm proofed and double glazed. The design of the layout is such that the drawing room is semi open-plan with the dining area and kitchen. This ensures the house has an excellent flow between the principal family areas, even more so in the warmer months when the estuary facing doors can be opened up seamlessly connecting the house with the terrace and the very special surroundings beyond. At the far end is the sunroom with sliding doors and wooden dance floor. Beyond the drawing room is a more intimate and cosy sitting room, albeit still of superb proportions and with a bay window facing the sheltered top lawn garden to the south of the house.

The exceptional presentation and elegant proportions continue to the first floor where there are six generous bedrooms, four with en suite facilities. The views are exceptional from all the bedrooms, looking straight out over the estuary with its ever-changing view thanks to the abundance of wildlife and eye-catching selection of boats. The northern end of the house has been significantly improved by opening up the landing area at the top of the secondary staircase thus creating a welcoming atmosphere with plenty of light and the insightful addition of bespoke shelving. This leads into the master bedroom, which is especially impressive, not just for its size but also for the magical views and access to a private balcony via sliding glass doors. The luxurious bathroom has been recently refurbished to an exceptional standard, again with outstanding views of the estuary that can be enjoyed from the bath.

A spiral staircase leads from the ground floor to the lower ground floor where there is a cloakroom, shower, changing room and sauna with spectacular views over the swimming pool and estuary. From here, the terrace and pool can be accessed, where there is a separate shower, changing room and pool plant room underneath the arcade.



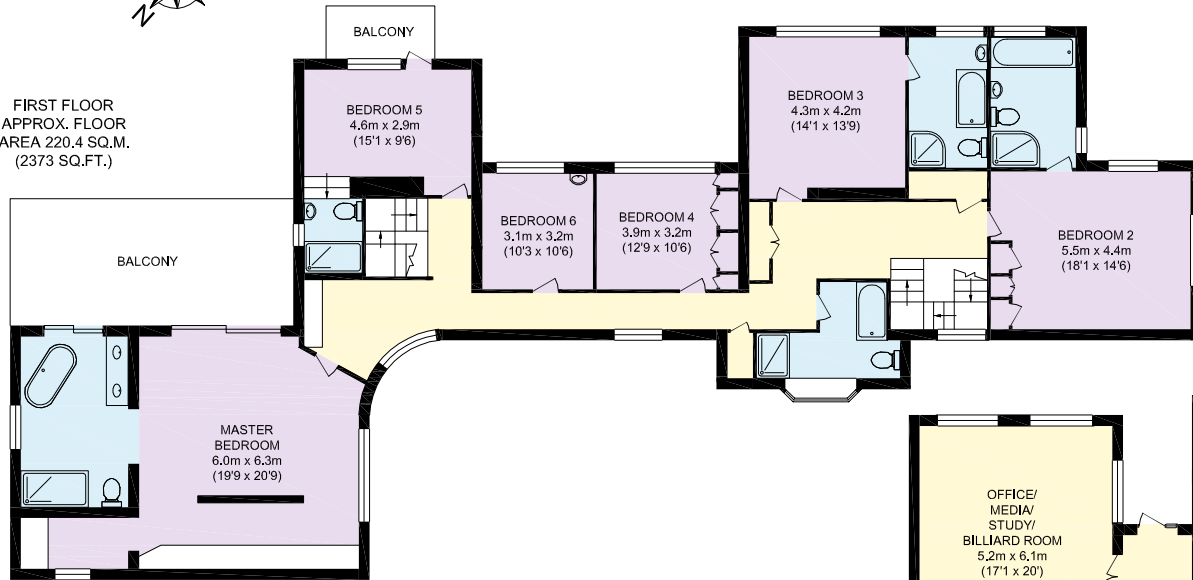




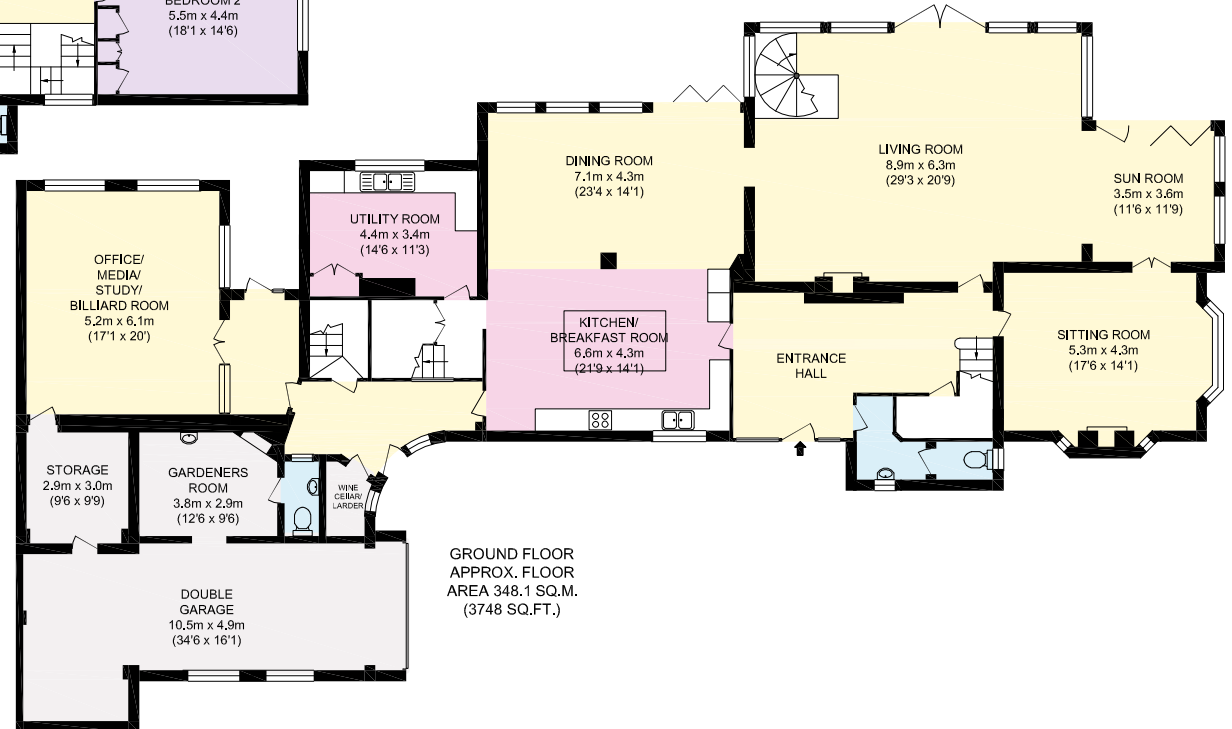
Approximate Gross Internal Floor Area
7,284 sq ft / 676.6 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

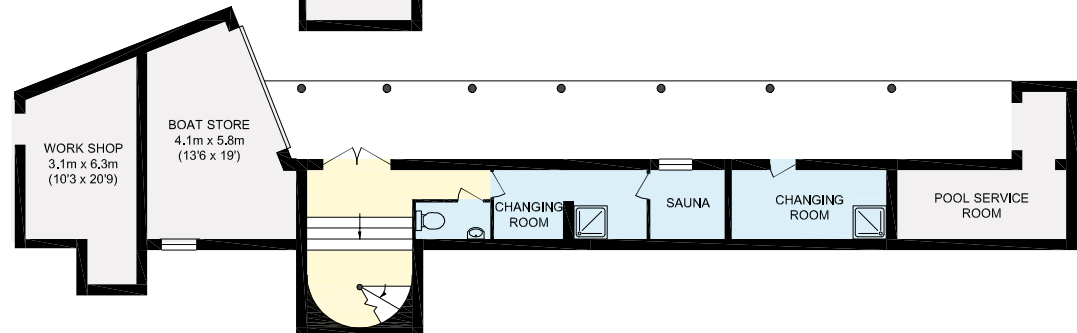
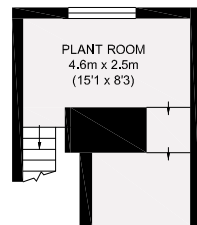
FIRST FLOOR
 APPROX. FLOOR
 AREA 220.4 SQ.M.
 (2373 SQ.FT.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 348.1 SQ.M.
 (3748 SQ.FT.)



BASEMENT
 APPROX. FLOOR
 AREA 108.0 SQ.M.
 (1163 SQ.FT.)



This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars

Gardens, Grounds and Outbuildings

Externally the property has all the features and amenities for waterfront living in optimum comfort. Next to the swimming pool is a boat store behind a roller shutter door, which is perfect for keeping wet suits, water skis and a small boat and gives easy access down to the water. There is also a gardener's potting shed underneath the terrace.

The substantial solar thermal heated swimming pool, complete with lanes, enjoys views over the lawn towards the estuary. The pool is surrounded by swathes of gently sloping and immaculately kept lawn, bordered by high hedges on either side to ensure optimum privacy and enjoyment. To one side of the pool is an area for a hammock, an ideal spot for taking in the magical surroundings and there are a number of seating areas for al fresco dining. Above the pool and next to

the sitting room is a smaller, more intimate area of the garden, sheltered and protected on three sides. Pedestrian access at one end of the garden leads directly onto the foreshore where there is a right of access in favour of Heron Creek over the beach as well as a running mooring. At the other end of the garden, adjacent to the gate leading directly onto the St Mawes Sailing Club quay are kayak racks and boat storage.

At the rear of the house is an in and out driveway with ample space for parking and access to the oversized double garage.

Services

- Mains electricity, water and drainage.
- Oil fired central heating and hot water with solar thermal back up for hot water.
- Heat recovery ventilation system.
- Solar thermal heated swimming pool.

EPC Rating: F





Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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