



Newton Lodge

Upper Castle Road, St Mawes



Newton Lodge, Upper Castle Road, St Mawes, TR2 5BY

Substantial detached residence enjoying a highly private setting in an elevated position commanding panoramic far-reaching views over one of England's most highly regarded coastal villages, out to sea and towards beautifully wooded countryside.

- Highly adaptable, high quality accommodation with potential annexe
- Far-reaching panoramic views
- Elevated location providing a feeling of light and space
- 22' triple aspect kitchen / dining room with access to the large decked terrace and sitting room, providing well-conceived sociable areas
- High quality kitchen with granite tops, Rangemaster cooker and Scan woodburner within the dining / sitting area
- 24' dual aspect sitting room enjoying the views complemented by a Scan woodburner with marble surround
- Up to five bedrooms with three bath / shower rooms
- Spacious master bedroom suite with dual aspect views, walk-in dressing room / wardrobe and superb 4-piece ensuite bathroom (with Grohe fittings)
- Independent access to ground floor from sheltered patio courtyard
- Study area
- Guest bedroom with ensuite shower room
- Two further double bedrooms with 'Jack & Jill' ensuite 4-piece bathroom
- Home office / bedroom 5
- Hobby / play room / art studio / annexe living room
- Utility room with porch to side courtyard
- Double garage with forecourt parking for at least three cars

St Mawes waterfront – 400 yards; Portscatho – 4.5; King Harry Ferry – 5; Pendower / Carne beach – 8.5;
Falmouth – 16 (via ferry); Truro – 17.5; Cornwall Airport – 26.5
(All distances are approximate and in miles)

The location

Newton Lodge is well positioned on the western edge of St Mawes for endless footpaths, National Trust-owned land, St Mawes Castle at the bottom of the hill and a location which is within walking distance of the harbour and beaches, yet elevated up and away from the summer crowds. The design of the property ensures that the entire focus is towards the open panoramic views over the village and towards the water.

Situated on the tip of the Roseland peninsula, the timelessly picturesque harbour village of St. Mawes on the eastern side of the Fal Estuary has long been one of England's most desirable and exclusive waterside destinations. For generation after generation, St Mawes has been a magnet for sailing and watersports enthusiasts with discerning people of all ages seeking an idyllic waterside getaway, main home and a healthy lifestyle based around fresh air, good food and free time on the water.

The village is centred around its small stone harbour and has its own beaches, sailing club, castle (dating back to Henry VIII) and a selection of good pubs, boutique shops, galleries, renowned deli, superb restaurants, along with hotels of the very highest quality, The Tresanton, Idle Rocks and St Mawes Hotel.

The Roseland itself is one of Cornwall's most unspoilt areas with an inspiring combination of harbour villages and rolling rural countryside. Nearby St Just in Roseland, famous for its ancient church, Portscatho, Portloe and Veryan combine beautifully with some of the county's finest beaches to create a sensational place to live.









The garden and grounds

- Panoramic views from the large decked terrace with glazed balustrade providing extensive space for al fresco dining
- Part covered and enclosed main patio enjoying complete privacy
- Discrete courtyard to the front providing a sheltered spot from where to take in the view
- Side courtyard providing a useful utility area, log store and space for a greenhouse
- Enclosed area of lawn interspersed with shrubs and trees, bordered by a Cornish hedge
- Gated entrance courtyard with steps leading to the front entrance

Shore recommendations

- Discover the charms and variety of the three art galleries in St Mawes including Waterside which has been in the village for over 30 years.
- Take the foot ferry to St Anthony and walk the coastpath to the lighthouse before rounding the headland to Porthbeor beach.
- St Just Church, built in 1261, was described by John Betjeman as 'to many people the most beautiful churchyard on earth' The gardens surrounding the church have delighted people for hundreds of years.
- The Hidden Hut is found tucked away along the coast path near Portscatho overlooking Porthcurnick beach - a special spot to enjoy freshly cooked food out in the sea air.
- Knightor Winery's Portscatho vineyard and barn is a tranquil setting located within 26 acres of vineyard. Full of rustic charm, this has proven itself as a great venue for functions, parties, wine tours and feasts.

Directions

Travel south on the A3078 towards St Mawes and take the right hand turn following the sign to the castle. Continue along Upper Castle Road, past the left hand turn to Newton Road, and slow down almost immediately as you see the houses on your left. Turn tight left into Hancock Lane and the property is the first house on the left hand side.

Tenure, services and general information

Freehold. Mains water, drainage and electricity. Oil fired central heating. LPG-fuelled cooker. Council Tax band G. Broadband enabled with Superfast becoming available in the postcode soon.

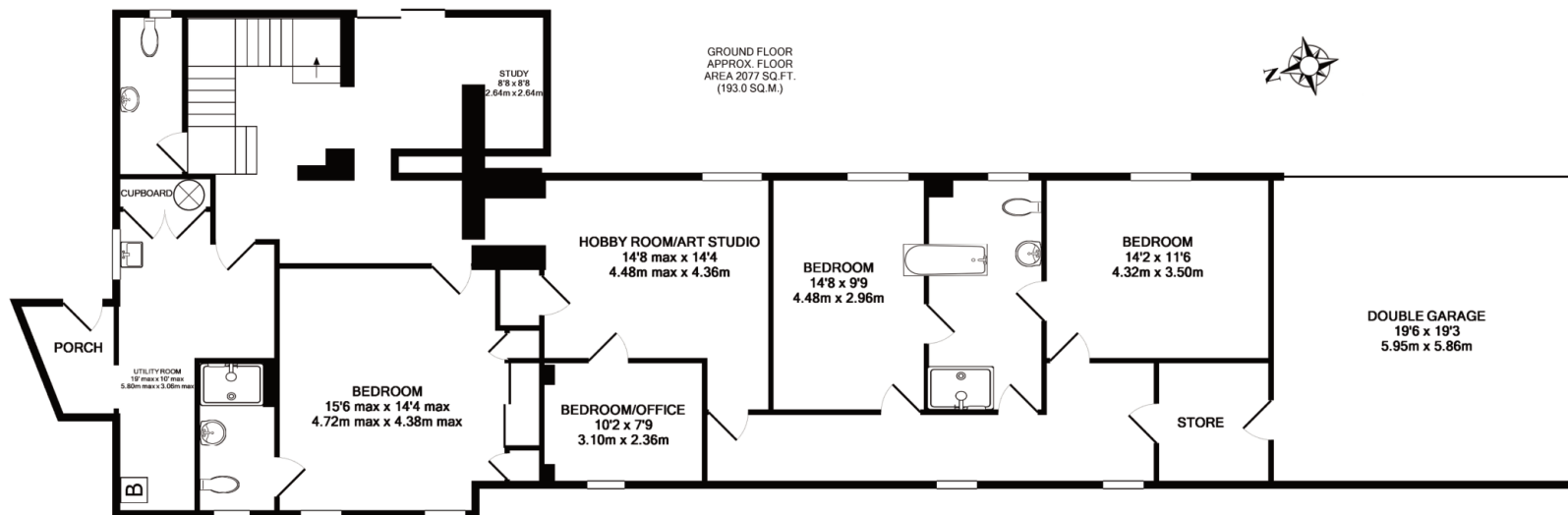
Fixtures and fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.





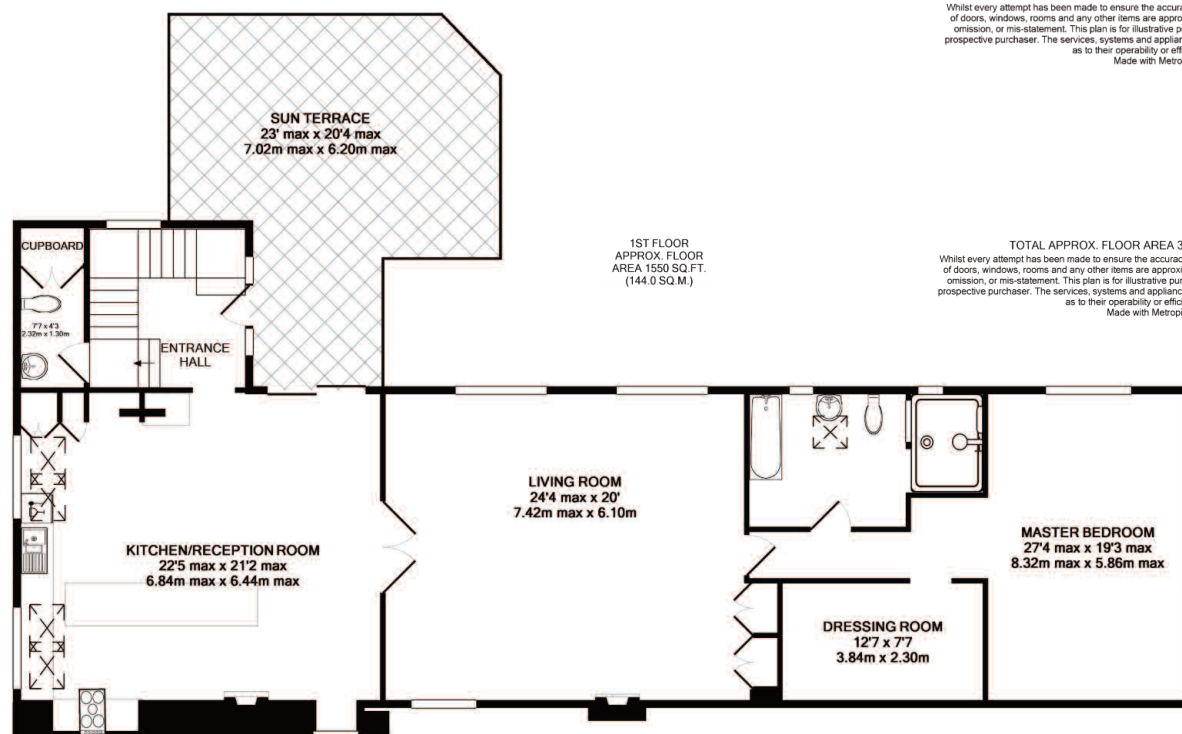




TOTAL APPROX. FLOOR AREA 3627 SQ.FT. (336.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

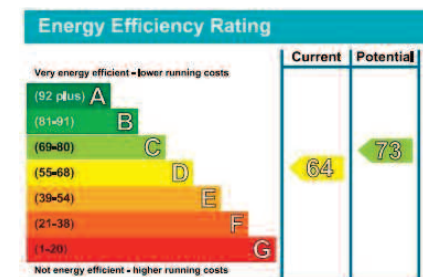
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