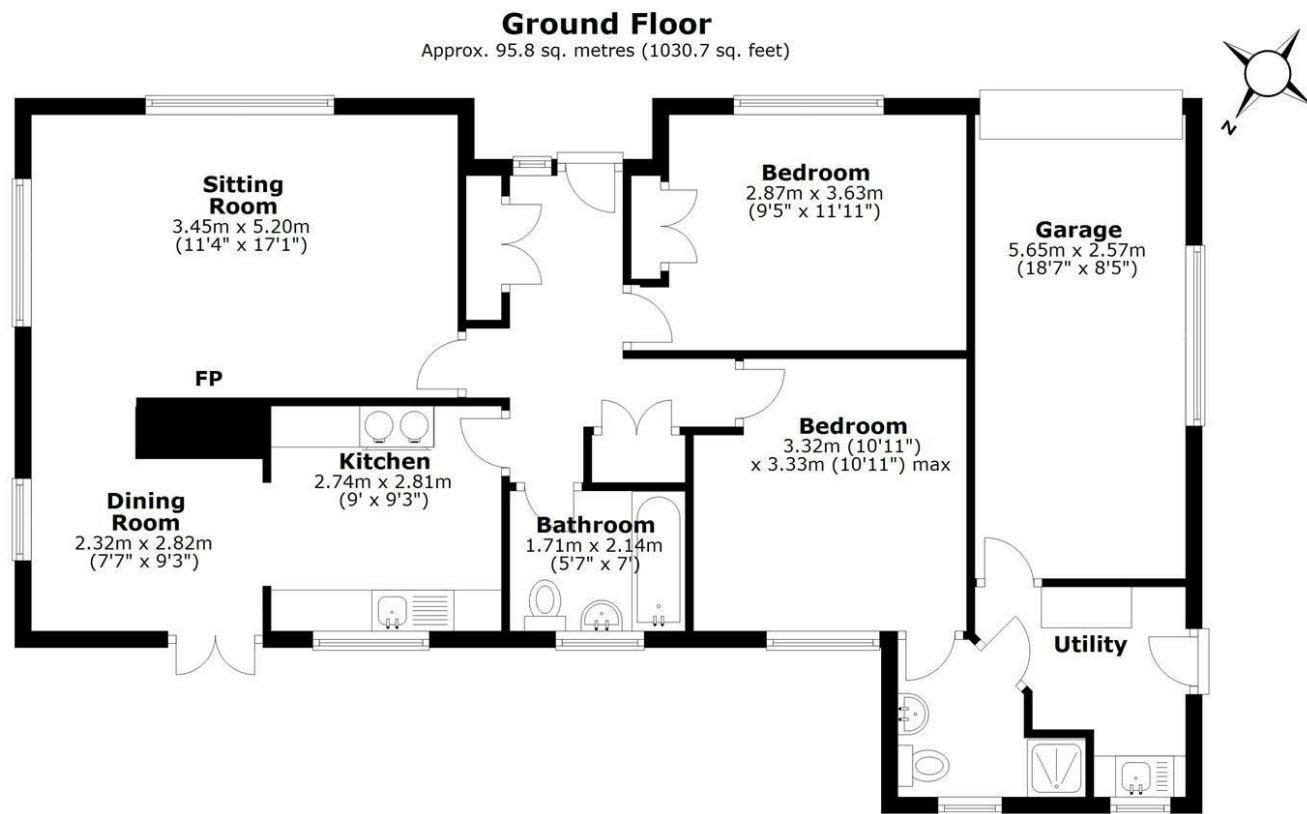


WILLS MOOR, GORRAN HAVEN



Total area: approx. 95.8 sq. metres (1030.7 sq. feet)

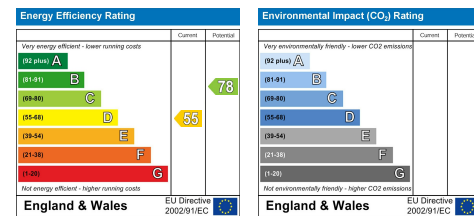
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**Pentargon, Gorrnan Haven**

**KEY FEATURES**

- DETACHED BUNGALOW
- TWO BEDROOMS (MASTER EN-SUITE)
- PARKING AND GARAGE
- MATURE GARDENS
- CLOSE TO BEACHES
- NON ESTATE LOCATION
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- NO CHAIN

**ENERGY PERFORMANCE RATING**



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



**CONTACT US**

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



**PENTARGON, WILLS MOOR, GORRAN HAVEN, PL26 6JE**  
DETACHED BUNGALOW CLOSE TO SOUTH COAST BEACHES

This two bedroom detached bungalow is situated in a private location within a quiet cul-de-sac in the popular south coast village of Gorrnan Haven. The accommodation includes; entrance hall, sitting room, kitchen/dining room, bathroom, two bedrooms (master en-suite). There is a garage with a utility room to the rear, driveway parking for numerous vehicles and a very mature garden that wraps around both sides and to the rear of the property. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £450,000

## THE PROPERTY

Pentargon is a fantastic two bedroom detached bungalow situated in the highly desirable village of Gorrán Haven; just a stone's throw from the south coast and the amenities on offer. Occupying a substantial plot, in a non estate location, the property enjoys a high level of privacy. Well presented; in all, the accommodation comprises; entrance hall, sitting room, kitchen/dining room, two bedrooms (master -suite) and a family bathroom. There is an integral garage and a utility room to the rear. The gardens are incredibly well established with mature shrubs and tree boundaries with level lawns on both sides and the rear of the dwelling. There is also a driveway providing off road parking. Sold with no chain, viewing is highly recommended.

## LOCATION

Gorrán Haven lies within an Area of Outstanding Beauty (AONB) renowned for its sandy beach, coastal walks & pretty fishermen's cottages, nestled around a secluded cove. The village itself has a range of amenities to include a post office/shop/bakery/cafe, chip shop, hairdressers, doctors surgery, Llawncro Hotel Bar and Bistro. The primary and secondary schools in the area are both rated by OFSTED as outstanding. The two village beaches have golden sand making them ideal for the whole family including dogs. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors moorings for the boating enthusiasts.

Just 10 minutes away is The Lost Gardens of Heligan, one of the most popular botanical gardens in the UK. To the west of Gorrán Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath taking

collection of tropical plants in an idyllic setting.

The pretty fishing village of Mevagissey is approximately 3 miles away and offers a range of village amenities to include a grocery shop, variety of pubs and restaurants, and there is also a doctors surgery. The picturesque port of Charlestown and the award winning Eden Project are also within a short drive.

The Cathedral city of Truro is approximately 16 miles from the property. The recently regenerated St Austell town centre is located approximately 12 miles away and offers a wide range of shopping, educational and recreational facilities.

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALLWAY

Doors into;

### CUPBOARD

Useful storage facility.

### SITTING ROOM

17'0" x 11'3" (5.20m x 3.45m)

Dual aspect sitting room with window to side and front. Feature fireplace housing wood burning stove. Radiator. Opening into;

### DINING ROOM

9'3" x 7'7" (2.82m x 2.32m)

Dual aspect room with window to side and rear. Ample space for dining table. Radiator. Door to rear. Opening into;



### KITCHEN

9'2" x 8'11" (2.81m x 2.74m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Oil vapourised Ray burn. Inset sink and drainer unit with window to rear. Integrated dishwasher and under counter fridge.

### BEDROOM

11'10" x 9'4" (3.63m x 2.87m)

Window to front. Fitted cupboard. Radiator.

### BATHROOM

7'0" x 5'7" (2.14m x 1.71m)

Comprising bathroom with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

### BEDROOM

10'11" x 10'10" (3.33m x 3.32m)

Window to rear. Radiator. Door into;

### EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear. Extractor fan.

### UTILITY ROOM

Door to side and window to rear. Space and plumbing for washing machine.

### GARAGE

18'6" x 8'5" (5.65m x 2.57m)

Electric door to front with window to side. Housing oil central heating boiler.

### OUTSIDE

There is driveway parking to the front of the property with enclosed, well established gardens that wrap around the entirety of the bungalow. There are many mature plants, shrubs and trees providing plenty of privacy to the plot that enjoys the sunny aspect throughout the day. There is also useful timber shed which is perfect for storage.

### SERVICES

Mains water, electric, drainage. Oil fired central heating.

### COUNCIL TAX

D.

### TENURE

Freehold.

### DIRECTIONS

Proceed into Gorrán Haven from Gorrán Churchtown along Bell Hill and follow the road to the right passing the triangular green into Rice Lane. Take the first left hand turning into Wills Moor and Pentargon can be easily located immediately on left hand side.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

