



9 TRELISPEN PARK DRIVE

GORRAN HAVEN, ST. AUSTELL.

PL26 6HX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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EXTENDED AND REMODELLED DETACHED BUNGALOW

Situated on a desirable residential development within a cul de sac position and at the end of a no through road.

Only a 10 minute walk to Gorran Haven Beach.

Beautifully presented with well-proportioned accommodation with 5 double bedrooms and a 21ft dining and living room, master bedroom with vaulted ceiling, dressing area & en-suite. Garage and parking for several cars, all set within a private corner plot.

GUIDE PRICE £495,000

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GENERAL COMMENTS

9 Trelispen Park Drive is a light and spacious detached bungalow which is situated in a private and tucked away location at the end of a cul de sac yet only a 10 minute walk to Gorran Haven Beach. The property has been extended and remodelled over recent years which has created a fantastic space for modern day living, the property is much larger than first apparent from a casual road side glance. In brief the accommodation comprises of a large reception hall, lounge/dining with patio doors opening out to the garden with a wood burning stove, double doors opening to the kitchen with breakfast bar and in turn the garage.

There are 5 double bedrooms, 2 with en-suite shower rooms, the stunning master bedroom is part of the extension with a vaulted ceiling, built in dressing area with wardrobes leading into an en-suite shower room and a family bathroom. The driveway provides parking for several cars and gives access to the garage. The rear garden offers sunny south west facing aspect with a patio and level lawn, perfect for children and pets.

There is no doubt that the property will appeal to a wide range of the market and a viewing is imperative to appreciate the accommodation of offer.

PLANNING PERMISSION

Planning permission has recently been passed for an extension to the rear of the property to create an open plan kitchen/dining room as well as a utility room to the rear of the garage.

Full details can be found via the Cornwall Council Planning Portal using the reference PA23/07742 - Proposed rear extension and partial conversion of garage forming utility.



LOCATION

Gorran 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, Llawncroc 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 Gorran 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

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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):

PORCH

New front door and opening to the hall.

ENTRANCE HALL

Wood flooring, linen cupboard and doors opening to:-

LOUNGE/DINING ROOM

6.5 x 5.4 (21'3" x 17'8")

A fabulous room with stove, two radiators and doors opening to garden.

KITCHEN

4.9 x 3.3 (16'0" x 10'9")

Fitted with range of base and eye level units, sink and drainer inset, breakfast bar. Space and plumbing for dishwasher. Door to rear, door to garage and hall.

BEDROOM FIVE/OFFICE

3.9 x 2.4 (12'9" x 7'10")

Window to front over looking the driveway. Radiator.

MASTER BEDROOM

4.5 x 3.5 (14'9" x 11'5")

A stunning room with vaulted ceiling and velux windows. Radiator.

DRESSING & EN-SUITE

Built in wardrobes and door to en-suite. Tiled with corner shower, w.c., wash hand basin. Velux window. Heated towel rail.

BEDROOM TWO

4.5 x 3.6 (14'9" x 11'9")

Radiator and window.

BEDROOM THREE

3.8 x 3.0 (12'5" x 9'10")

Window to front and radiator.

BEDROOM FOUR

4.2 x 2.6 (13'9" x 8'6")

Window to side and radiator.

EN-SUITE

Obscured window to side, part tiled walls, shower, w.c. and basin. Heated towel rail.

FAMILY BATHROOM

Velux window, part tiled walls, w.c., wash hand basin, bath with shower and heated towel rail.

GARAGE

6 x 2.8 (19'8" x 9'2")

Electric garage door, light and power. Modern Navien oil fired central heating boiler, Joule pressurised water system, space and plumbing for washing machine and tumble dryer.

SERVICES

Oil central heating, double glazing, mains water, electric and drainage.

DATA PROTECTION

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N.B

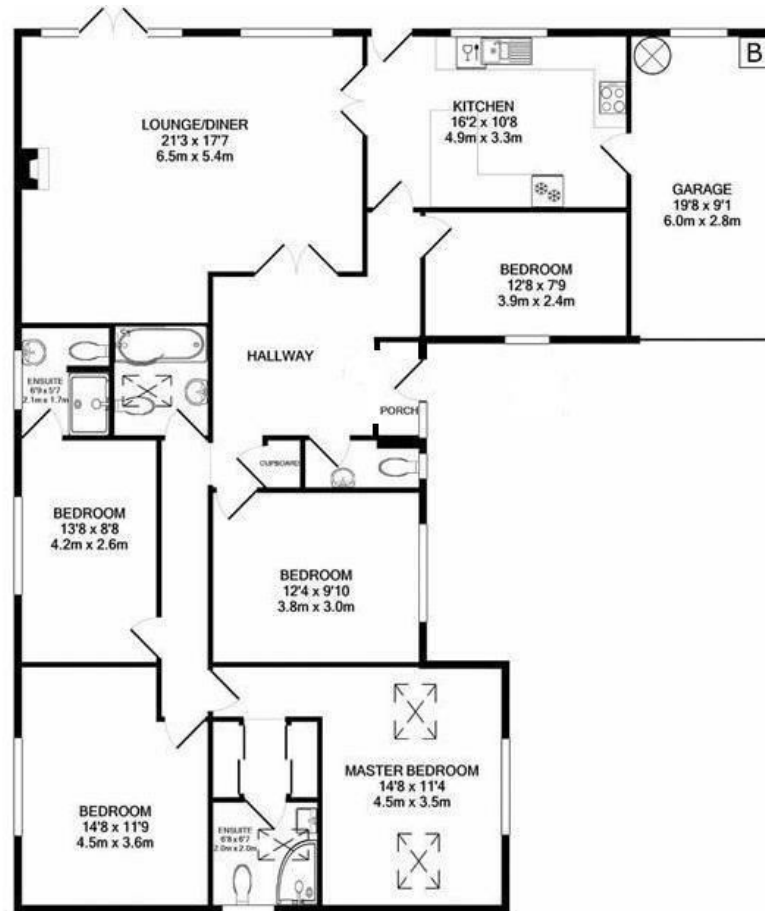
The electrical circuit, appliances and heating system have not been tested by the agents.

TENURE

Freehold

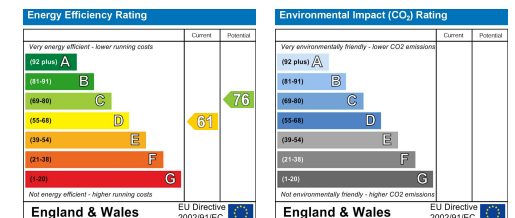
COUNCIL TAX

Band E



TOTAL APPROX. FLOOR AREA 1777 SQ. FT. (165.1 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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