



POLMENNA, PORTHEAST WAY GORRAN HAVEN, PL26 6JA

Accommodation

Porch, Entrance Hallway, Living Room, Kitchen / Breakfast Room, Rear Porch,
Dining Room, Sunroom, Bedroom 1 with Dressing Area and En-Suite,
Bedroom 2, Family Bathroom, WC, Bedroom 3.

Outside: Private Driveway, Ample Parking, Detached Garage, Well Maintained Gardens,
Detached Outbuilding, Summerhouse.

Guide Price **£625,000**
Freehold

Viewing only by appointment with H Tiddy

Nestled into a corner plot on the popular Portheast Way is Polmenna, a well-proportioned three double bedroom detached bungalow. This spacious property provides generous living accommodation and would suit both second homeowners and primary residents equally.

The property also offers extensive parking to the front as well as a generous single garage to the side. It would suit those looking for spacious and flexible living within this very desirable village. Early viewing is recommended to avoid disappointment.

Location Summary –

(distances and times are approximate)
Gorran Haven Beach – 0.5 miles. Truro – 16 miles (London Paddington about 4.5 hours by rail). St Austell – 8.5 miles (primary and secondary schools). Tregony – 7.5 miles (primary and secondary schools). Gorran Churchtown – 1 mile. St Mawes – 15.5 miles. Porthluney Cove Beach – 1.5 miles. Newquay Airport – 22 miles (London Gatwick about 65 minutes by air). Gorran Primary School - 1 mile. The famous 'Lost Gardens of Heligan' - 4.5 miles away. Working fishing village of Mevagissey - 3 miles. The Eden Project - 12.5 miles.

Location – Gorran Haven

The South Cornwall coastal area in and around Gorran Haven is renowned for its outstanding natural beauty and beaches. The South Cornwall Coast Path is nearby providing miles of spectacular cliff-top walks. Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The village itself has amenities catering for everyday needs including mini-market/newsagent/post office, restaurant and there are two pubs within a short distance. The nearby Gorran Churchtown has a well reputed primary school (OFSTED-rated "Outstanding") and Gorran Haven itself is within the catchment of the "Outstanding" Roseland Academy at nearby Tregony.

Cornwall

Cornwall has been enjoying a renaissance. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan

Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine and Matt Haggath at the Idle Rocks, St Mawes.

Accommodation - A Brief Tour

Nestled away off a private driveway in the heart of Gorran Haven this spacious three bedroom detached bungalow has attractive gardens, ample parking and a detached garage. Polmenna is immaculately presented throughout although has the flexibility for buyers to put their own stamp on it. The rooms are of excellent proportions and large windows in all the rooms mean that it is an exceptionally light and airy property. It has been well maintained and tastefully updated over the years.

Stepping in to the front enclosed porch, double doors with exquisite stained glass open to the generous hallway with original parquet flooring. From here, doors open to the bedrooms, living room, dining room, bathroom and WC. The large living room offers a lovely open fireplace and has a dual aspect with a large bay window allowing the light to flood in. It benefits from character features including picture rails and coving, and has a glazed door to the hallway. The dining room is generously proportioned, with an open fireplace with brick surround to one side, and benefits from an attached open plan sunroom to the front, making this a fabulous space for entertaining. It has plenty of character, with a wooden beamed ceiling, and original wooden parquet flooring. A door to one side of the conservatory opens to a raised patio area, ideal for alfresco dining. The kitchen leads off the dining room through a glazed door, and is well equipped with ample cupboard space, modern appliances, and features a wooden beamed ceiling. Off the kitchen is a rear porch leading out to the garden.

The well-proportioned main bedroom is located at the rear of the property and benefits from a dressing area and en-suite shower room. It has beautiful character features including coving and a picture rail, as do the other two bedrooms. Bedroom two is located at the front of the house and is a large double. Bedroom three, also a good sized double has built in cupboards. There is a family bathroom, with electric shower over the bath, and a separate WC.

Outside

To the front of the property is a private driveway with wooden gate, large parking area, and a garage which has an electric up-and-over door and a separate storage room within. The garage has power and water connected, and has the potential to be converted to a self-contained annexe (subject to planning).

The garden is split into lovely areas for sitting and enjoying the privacy and sunshine. It has a vast array of colourful shrubs, plants and trees with a raised patio area leading directly off the conservatory to enjoy alfresco dining. There is a

detached outbuilding offering the opportunity to convert into a home office, gym or studio, and a separate Summerhouse. An attached outbuilding houses the newly replaced oil-fired boiler.





General Information

Services

Mains water, electricity and drainage. Oil fired central heating. Double glazing. Telephone (Superfast Broadband enabled) and television points. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating TBC.

Council tax band D.

Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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