



Tregillan

H Tiddy

Tregillan

A rare opportunity to purchase an individual dormer bungalow, capturing beautiful views over Gorran Haven beach towards the Gwineas. Ready for immediate occupation, this light, airy and spacious home is located within walking distance of shops, beaches, cafes, coastal walks and water sport facilities.

Accommodation Summary

Internal Floor Area: 2261 sq. ft. (210 sq. m.)

Ground Floor

Entrance Porch / Utility Room; Reception Hall; Open Plan Kitchen / Dining Room; Sun Room; Living Room; Cloakroom W/C; Family Bathroom; Double Bedroom with En-Suite Shower Room; Twin Bedroom; Two Double Bedrooms; Garden / Play Room.

First Floor

Self Contained One-Bedroom Apartment – Living Room with fabulous views over Gorran Haven beach; Kitchen / Dining Room; Double Bedroom with En-Suite Bathroom.

Outside

Off Road Parking for Several Cars; Single Garage; WC; Outbuilding; Garden with Two Terraces).



Introduction

Dating from the late 1920's, Tregillan offers buyers a rare opportunity to purchase a family sized home in the ever-popular village of Gorran Haven, with the added benefits of a large driveway and self-contained one bedroom apartment. The property sits well within a plot of circa 0.3 acres and enjoys a south easterly aspect with the fully enclosed, relatively private garden predominantly laid to lawn.

The Views

Tregillan enjoys beautiful coastal views over neighbouring roof tops towards Gorran Haven beach and The Gwineas and also further out to The Rame Peninsula, as well as countryside views of the National Trust owned Dodman Point.



A Brief Tour

From the driveway, one enters into a light and airy entrance porch and utility room, with separate entrance doors to the self-contained first floor apartment, and also to the ground floor accommodation.

The ground floor accommodates an attractive living room with feature window seat taking in the beautiful coastal and rural views, four double bedrooms, one with en-suite shower room, and two family bath/shower rooms. The generous open plan kitchen and dining area is well-equipped and benefits from a newly-fitted wood burning stove. A spacious conservatory leads off the kitchen and offers an additional dining area or entertaining space. A garden room / playroom offers a flexible living space, and leads out to the raised terrace.

The first floor is accessed via a staircase from the entrance porch and comprises of a newly fitted kitchen with space for a dining table, a spacious living room, and generous double bedroom with a well-equipped en-suite bathroom with roll-top bath and separate shower.

Externally, from a spacious parking forecourt with space for 6 cars, a side pedestrian archway leads to a side path to the rear of the property and the garden. To the rear of the property is a raised decked seating area leading off the garden room, ideal for barbeques and taking in the beautiful views. On the other side of the property is a second raised patio area providing a sheltered seating area. There is a useful outbuilding, currently being used as a "man cave" and games room. A single garage is attached to the house, and has an attached WC.



A Brief Tour

Under the ownership of our clients, a number of planning permissions have been granted to extend and alter the property. Permission exists (application number PA23/04244) to extend and alter the front porch, creating a more spacious and private entrance way. This planning permission also allows the construction of a balcony leading from the first floor living room as well as widening the vehicular access from the Trewollack Lane.

There is also planning permission, PA21/05241 to extend and alter the outbuilding to provide a utility room and shower room. Another application, PA23/05942, has been granted for the construction of a garden pod to be used solely as ancillary accommodation to the main house.





Local beach of Gorran Haven



Location Summary

(Distances and times are approximate)

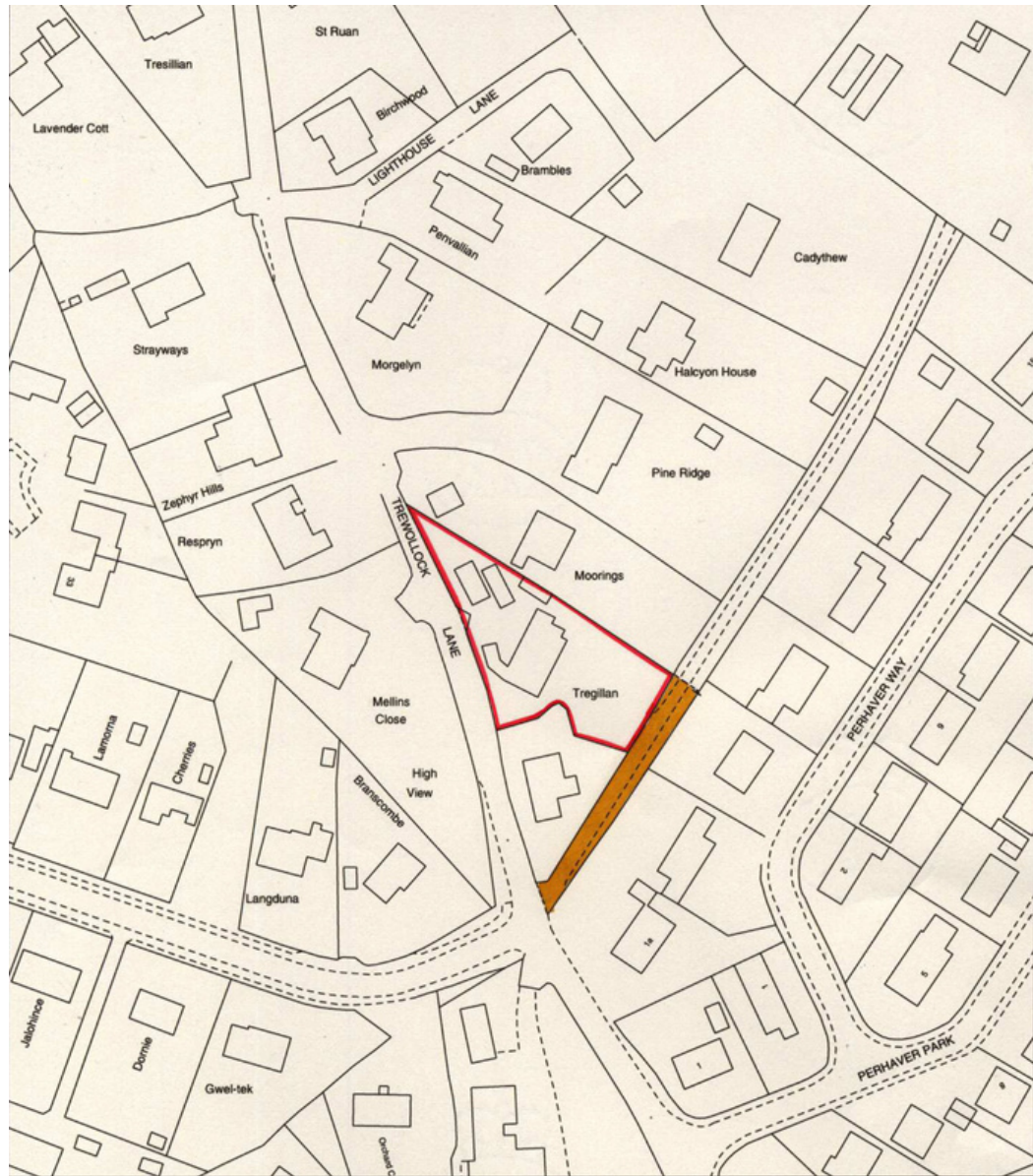
Gorran Haven Beach – 0.5 miles. Truro – 16 miles (London Paddington about 4.5 hours by rail). St Austell – 8.5 miles (primary and secondary schools). Tregony – 7.5 miles (primary and secondary schools). Gorran Churchtown – 1 mile. St Mawes – 15.5 miles. Porthluney Cove Beach – 1.5 miles. Newquay Airport – 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.

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.

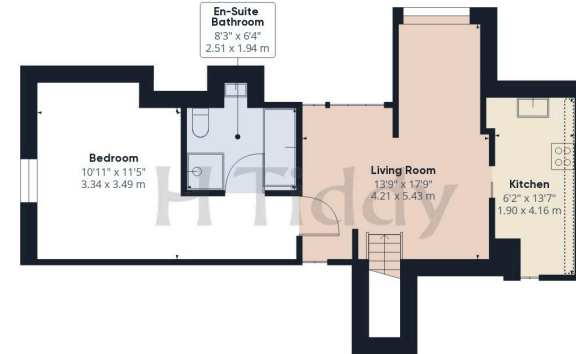


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2260.83 ft²
210.04 m²

Reduced headroom

9.86 ft²
0.92 m²

(1) Excluding balconies and terraces

⌘ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Tregillan

Trewollack Lane
Gorran Haven
Cornwall
PL26 6NT

General Information

Services and Specifications: Mains water, electricity and drainage. Electric storage heating. Television and Satellite Points.

Ofcom Mobile Area Coverage Rating : Good.

FTTC Broadband available: Openreach predicted max download speeds: Superfast 61Mbps; Standard 24 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Medium.

Energy Performance Certificate Rating: E

Council Tax Band: D

Tenure: FREEHOLD.

Land Registry Title Number: CL67281

Relevant Planning Permission Numbers: PA23/04244, PA23/05942, PA21/05241

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

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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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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