



Mallards

H Tiddy

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Nestled on a private road in Gorran Haven, this immaculate 3/4-bedroom chalet bungalow on a quarter-acre plot features modern amenities, spacious living areas, a detached garage and workshop, an outdoor home office, and a beautifully landscaped garden with ample parking.



Accommodation Summary

Gross Internal Floor Area: 1,705.54 sq ft (158.45 sq m).

Ground Floor

Entrance Hall, Kitchen, Dining Room, Living Room, Sunroom, Bedroom Two with En-Suite Shower Room, Snug/Bedroom Four, WC, Decked Balcony.

First Floor

Landing, Primary Bedroom with Balcony, Bedroom Three, Family Bathroom.

Outside

Single Garage, Workshop, Office, Summerhouse.



Internally

Nestled on a private, no-through road in the picturesque village of Gorran Haven, this exceptional detached chalet bungalow occupies a plot of approximately a quarter of an acre. Boasting three to four bedrooms, this property is in excellent condition throughout and offers a blend of modern comfort and charming features.

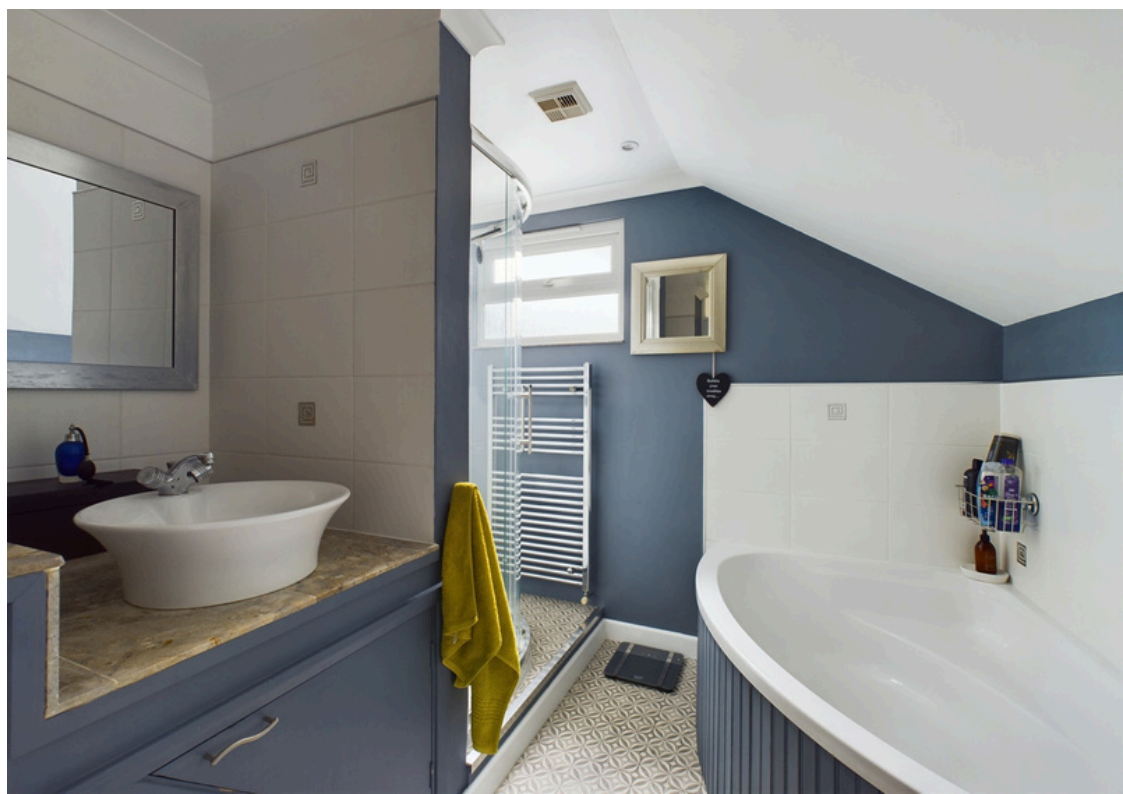
The spacious, modern kitchen is a highlight, featuring fully integrated appliances and large windows that flood the space with natural light. Adjacent to the kitchen is the dining room, which opens onto a decked balcony through elegant doors, providing an ideal setting for entertaining guests. The living room is both cozy and inviting, with a feature wood burner and a large, room-width window that offers stunning views. This room seamlessly connects to the sunroom, where doors lead out to the beautifully landscaped garden.

On the ground floor, bedroom two is a generous double room with built-in wardrobes and a modern en-suite shower room, ensuring comfort and convenience. Additionally, there is a versatile room currently used as a snug, which could easily serve as a home office or a fourth bedroom. A well-appointed WC completes the ground floor amenities.

Ascending to the first floor, you will find the spacious primary bedroom, which features large built-in wardrobes, access to eaves storage, and two sets of French doors that open to a private balcony, perfect for enjoying morning coffee or an evening retreat. Bedroom three is another generous double room with built-in wardrobes and eaves storage, offering ample space for family or guests. The family bathroom on this level includes a large bath and a separate shower unit, providing a luxurious space for relaxation.







Externally

The property also includes a detached single garage with a separate workshop attached, both equipped with power and lighting. Additionally, there is an outdoor home office that is fully insulated and watertight, with power and light connected, offering a perfect space for remote work or creative pursuits.

The garden is predominantly laid to lawn for ease of maintenance, but also features well-stocked borders with a range of mature shrubs and trees. Several feature palms are spaced throughout the garden, adding an exotic touch. A dedicated vegetable garden area is perfect for green-thumb enthusiasts, and at the bottom of the garden, a summerhouse and BBQ seating area provide an idyllic spot for relaxing and catching the evening sun.

To the front of the property, the spacious driveway offers ample parking for several vehicles, ensuring convenience for residents and visitors alike. This delightful property, with its blend of modern amenities and charming features, offers an idyllic lifestyle in the serene and beautiful surroundings of Gorran Haven.







Location Summary

(Distances and times are approximate)

Gorran Haven Beach – 705 yards. 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 “Good”) and Gorran Haven itself is within the catchment of the “Outstanding” Roseland Academy at nearby Tregony.

Cornwall

The Duchy of Cornwall offers a range of 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 shops, private schools, college and main hospital (RCH Treliske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

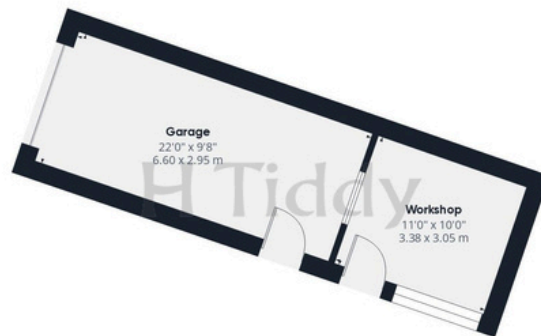
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



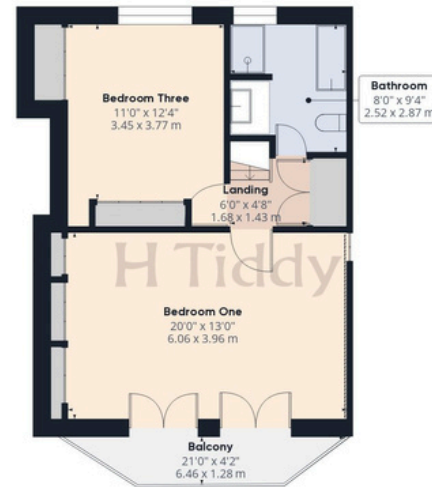
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Ground Floor Building 1



Ground Floor Building 2



Floor 2 Building 1



Ground Floor Building 3

Approximate total area⁽¹⁾

2140.83 ft²

198.89 m²

Reduced headroom

19.16 ft²

1.78 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.

General Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating. Double glazed windows and doors.

Energy Performance Certificate Rating: D

Council Tax Band: D

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone and O2, Ok for EE and Three

FTTC Gfast Broadband available: Openreach predicted max download speeds: Gfast 330 Mbps; Superfast 80 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL25563.

Viewing: Strictly by appointment with H Tiddy.

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Important Notice

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