



18 Chute Lane

**H Tiddy**



## 18 Chute Lane

*An impressive eco-friendly detached split-level residence in a prime location having recently been modernised to a high standard, briefly comprising 2 reception rooms, kitchen, 4 bedrooms, 3 bathrooms (one being a wc / washbasin cloakroom) featuring a sunny south facing rear aspect and both sought after sea views overlooking Gwineas rock and stunning panoramic countryside views, a spacious wrap-around sun balcony with a 400-step walking access to the beach and village amenities.*

### Accommodation Summary

**Gross Internal Floor Area:** 1,636.87 sq ft (152.07 sq m).

#### Ground Floor

Entrance Hall with newly installed door and side screen, Large Storage Cupboard, WC, Newly Fitted Kitchen, Dining Room, Living Room, Bedroom Four / Home Office, Access to Balcony.

#### Lower Ground Floor

Primary Bedroom with Built-In Wardrobes and En-Suite Shower Room, Bedrooms Two and Three, Family Bathroom, Two Storage Cupboards.

#### Outside

Driveway Parking for Several Cars, Extra Width Single Garage, Garden, Balcony with Sea Views. External Garden Store.





## Internally

18 Chute Lane is a stunning detached residence in the picturesque village of Gorran Haven. This recently modernized home offers contemporary living combined with breathtaking views and exceptional proximity to local amenities and the beach.

As you step inside, you are greeted by a spacious entrance hallway equipped with a good size handy storage cupboard and a separate WC. The newly fitted kitchen with built-in appliances flows seamlessly into an open-plan dining room, where doors lead out to a sunny balcony. This area is perfect for entertaining or enjoying meals with a view. The balcony itself offers ample space for a dining table and chairs, making it an ideal spot for alfresco dining. Additionally, external steps lead down from the balcony to the garden, enhancing the connection between indoor and outdoor spaces. The generous living room features a cozy wood burner and boasts both patio and bifold doors that open onto the balcony, allowing for plenty of natural light and uninterrupted vistas.

The ground floor also houses the fourth bedroom, a good-sized double room that offers flexibility for guests or family members. Descend to the lower ground floor to find the primary bedroom suite, complete with built-in wardrobes and a cleverly hidden en-suite shower room with access between the fitted wardrobes. This bedroom also has a sliding door that opens directly to the garden, blending indoor and outdoor living.

Two additional double bedrooms are located on this level, along with a well-appointed family bathroom. The bathrooms and cloakroom have bespoke fitted cupboards and work surfaces over. Practicality is key, with two large storage cupboards providing ample space for all your needs.









## Outside

Outside, the property features a sizeable, predominantly level garden laid to lawn for easy maintenance. This tranquil retreat offers stunning water views over the Gwineas and scenic countryside vistas.

The home includes an integral extra width single garage with remote controlled door and a driveway with parking space for several vehicles. The pretty front garden not only adds to the home's kerb appeal but also provides a buffer from the road, ensuring privacy.

Located just a short distance from Gorran Haven beach and village amenities, 18 Chute Lane represents an idyllic blend of modern convenience and natural beauty.







## Location Summary

(Distances and times are approximate)

Gorran Haven Beach – 352 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.

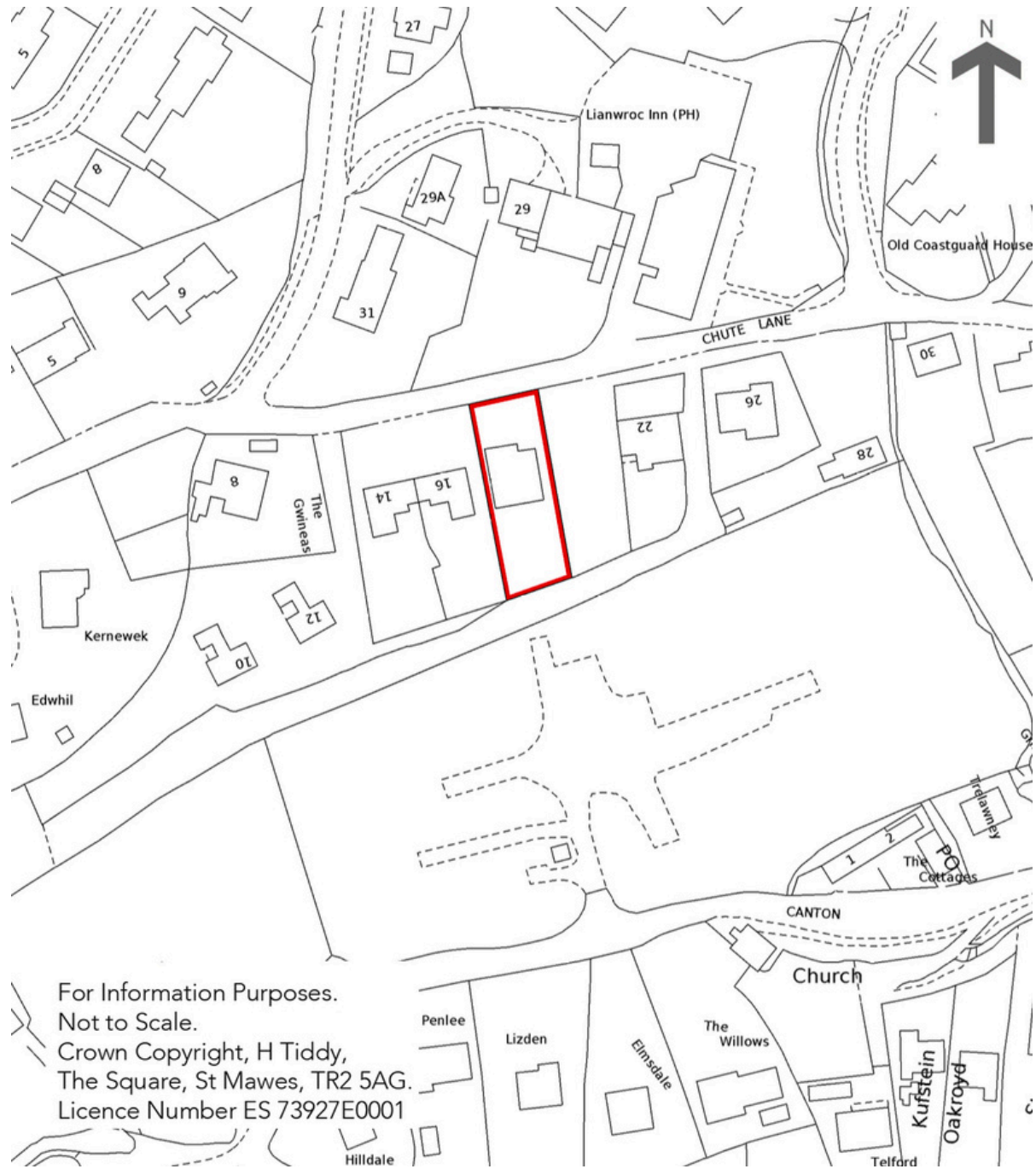
## Gorran Haven

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

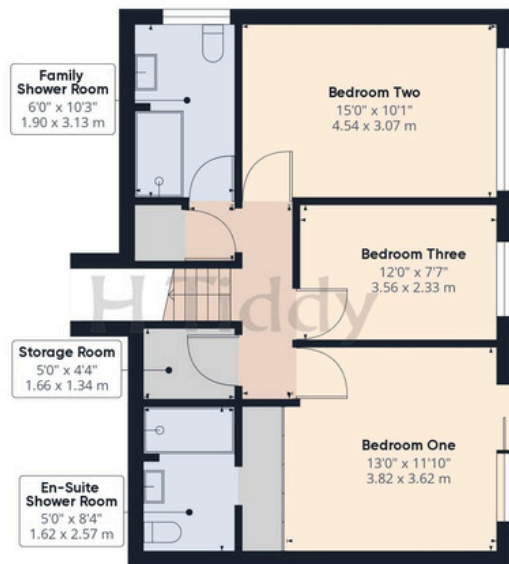
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and 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 several 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.

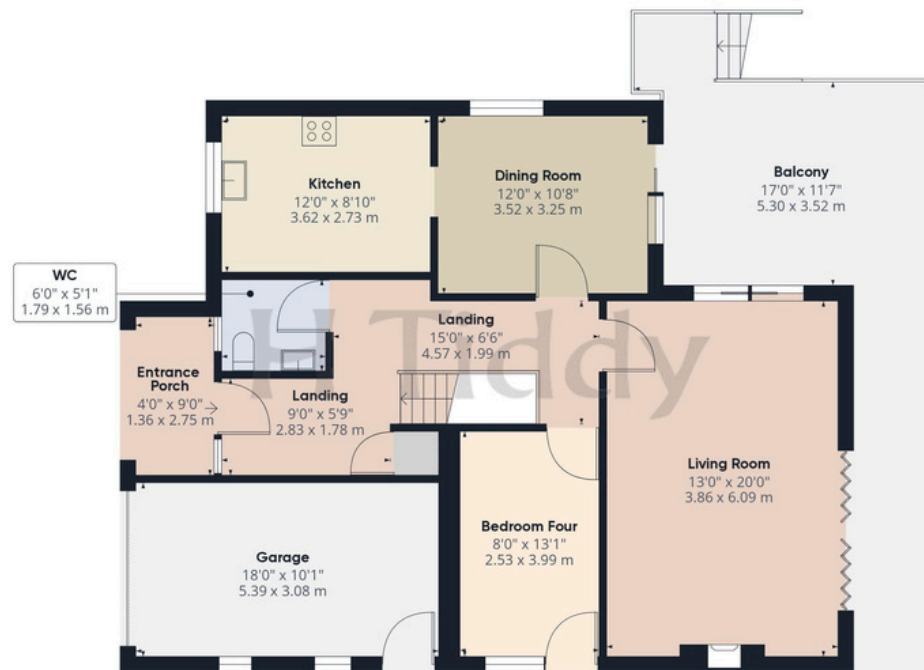


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Lower Ground Floor



Ground Floor

Approximate total area<sup>(1)</sup>  
1636.87 ft<sup>2</sup>  
152.07 m<sup>2</sup>

(1) Excluding balconies and terraces

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. Wifi or manually controlled, newly installed electric panel heaters incorporating the latest technology in heat retaining ceramic core internal panels. Hot water supplied by electric immersion via a newly installed Vaillant Air Source Heat Pump. Double glazed windows and doors.

**Energy Performance Certificate Rating:** E

**Council Tax Band:** E

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

**FTTC Broadband available:** Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL289194.

**Viewing:** Strictly by appointment with H Tiddy.

## 18 Chute Lane

Gorran Haven  
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## 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'.

General Data Protection Regulations: 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 office in St Mawes.

**H Tiddy**