



2 Trelispen Park

H Tiddy



## 2 Trelispen Park

*This fully renovated four double-bedroom detached home in Gorran Haven offers modern open-plan living, three en-suites, a stylish kitchen, and seamless indoor-outdoor flow with a paved terrace. Set on a generous, private plot with a detached garage and distant views of the sea, it's perfect for family living by the coast.*



## Accommodation Summary

**Gross Internal Floor Area:** 1,883.04 sq ft (174.94 sq m).

### Ground Floor

Entrance Hall with Understairs Cupboard, Open Plan Living Room, Dining Room, and Kitchen, Two Double Bedrooms (one with En-Suite Shower Room), Family Bathroom.

### First Floor

Landing, Bedroom 1 with En-suite Bathroom, Dressing Area and Balcony, Bedroom 2 with En-Suite Shower Room and Balcony.

### Outside

Driveway Parking for Several Cars, Single Detached Garage, Expansive Terrace Leading off Living Room and Bedroom 3, Garden Predominantly Laid to Lawn.



## Summary

Located in the ever-popular village of Gorran Haven, this stunning four double-bedroom detached family home offers a blend of modern comfort and coastal charm. Fully renovated in 2017, the property boasts three en-suite shower rooms and a stylish family bathroom, complete with a separate shower unit, providing ample space and convenience for family living. Apart from the large double patio doors which are double glazed the rest of the windows and doors are triple glazed.

## Internally

The ground floor features a spacious open-plan living, dining, and kitchen area, perfect for entertaining and family gatherings. Large French doors open onto a paved terrace, creating a seamless indoor-outdoor flow, ideal for alfresco dining. The modern kitchen is equipped with two integrated ovens, a large induction hob, and a range of appliances cleverly concealed within high-gloss duck-egg blue cabinetry, combining practicality with sleek design. The living area is anchored by a cosy log-burner, adding a touch of warmth and comfort.

Also on the ground floor, Bedroom 3 benefits from French doors that open to the rear garden and has its own en-suite shower room. Bedroom 4, situated at the front of the property, is a spacious double room with French doors leading to the front terrace. A family bathroom, complete with a separate shower, rounds off the ground floor accommodation.

Upstairs, the first floor is home to Bedrooms 1 and 2, both of which feature private balconies with distant sea views. Bedroom 1 includes a dressing area and a luxurious en-suite bathroom with a freestanding bath and a separate shower unit, offering a tranquil retreat. Bedroom 2 also enjoys an en-suite shower room and access to its own balcony, perfect for taking in the fresh coastal air.









## Externally

Outside, the property sits on a generous plot of just under quarter of an acre, with a well-maintained lawn, bordered by a Griselinia hedge providing privacy. Steps lead up from the driveway to the impressive paved terrace and front entrance, creating a welcoming approach. There is a single, detached garage offering additional storage, with the potential to extend or convert (subject to relevant permissions), making this home both versatile and spacious.





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

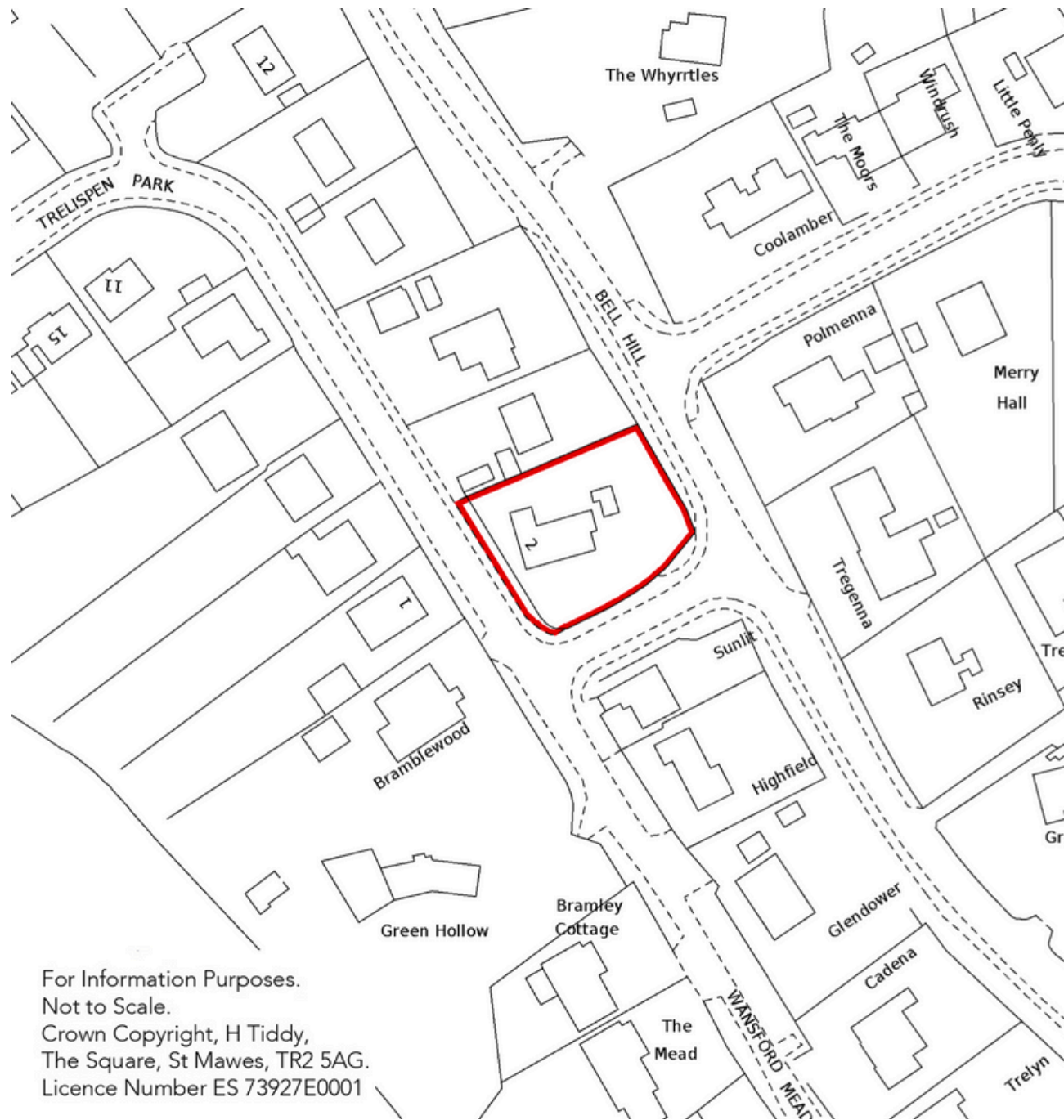
The South Cornwall coastal area in and around Gorran Haven is renowned for its outstanding natural beauty and beaches. The South Cornwall Coast Path is nearby providing miles of spectacular cliff-top walks. Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The village 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 “Good”) and Gorran Haven itself is within the catchment of the “Outstanding” Roseland Academy at nearby Tregony.

## Cornwall

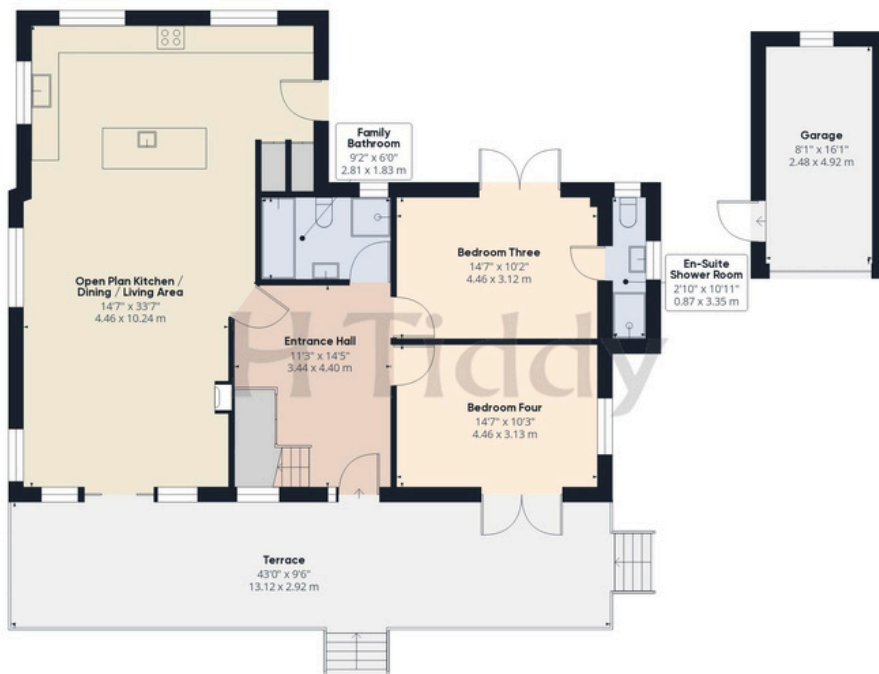
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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

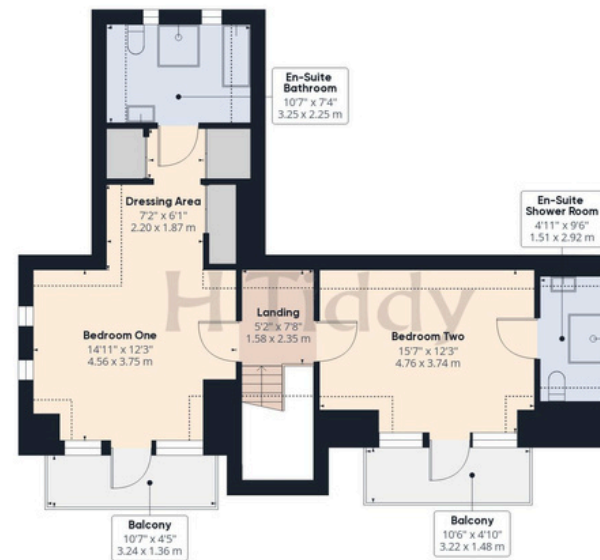




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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1883.04 ft<sup>2</sup>  
174.94 m<sup>2</sup>

**Balconies and terraces**

538.09 ft<sup>2</sup>  
49.99 m<sup>2</sup>

**Reduced headroom**

128.63 ft<sup>2</sup>  
11.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## General Information

**Services:** Mains water, electricity and drainage. Oil fired central heating. Majority triple glazed windows and doors. Easee 7.4kw EV car charger.

**Energy Performance Certificate Rating:** D

**Council Tax Band:** Currently Business Rated

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

**FTTC Superfast Broadband available:** Openreach predicted max download speeds: Superfast 47 Mbps; Standard 24 Mbps.

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

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL269437.

**Holiday Letting:** The Property has an established letting history and is let via AirBnB and Vrbo.

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

## 2 Trelispen Park

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.

The logo for H Tiddy, featuring the text 'H Tiddy' in white on a dark red rectangular background.