



Flat 1, Ismeer House

Flat 1 Ismeer House

This exceptional ground-floor two-bedroom apartment offers the perfect blend of modern luxury, characterful charm, and an unbeatable coastal location. With stunning sea views, a private garden, high-quality finishes throughout, and the convenience of allocated parking, it represents a rare opportunity to acquire a home in one of Cornwall's most sought-after villages.



Accommodation Summary

Gross Internal Floor Area: 785.98 sq ft (73.02 sq m).

Ground Floor

Open Plan Kitchen, Dining and Living Room, Bedroom Two, Family Bathroom.

Lower Ground Floor

Primary Bedroom with En-Suite Wet Room.

Outside

Private two-tiered patio garden, Shed, Two Allocated Parking Spaces, Communal Gardens.



Description

Ismeer House, originally built in 1921, has been thoughtfully converted into five exclusive apartments, each benefiting from stunning sea views. Flat 1, situated on the ground floor, enjoys an excellent position, with wonderful outlooks over the coast and the unique advantage of a private, low-maintenance garden – a rare and highly desirable feature that sets it apart from the others within the development.

Residents enjoy access to the apartment from an elegant communal entrance, complete with a sweeping staircase and a striking original stained-glass window, which serves as a reminder of the building's historic origins. The apartment itself has been finished to an exceptionally high standard, offering a seamless blend of contemporary style and quality craftsmanship. The open-plan living area is a particular highlight, designed to maximise natural light while embracing the spectacular surroundings. A large bay window frames the ever-changing coastal landscape, creating a perfect space to sit and take in the views, whether during long summer days or in the winter months when the sea takes on a dramatic beauty. The living area is enhanced by engineered oak flooring, providing a sleek yet warm finish, while the adjoining kitchen has been fitted to a modern, high specification. With a range of stylish gloss grey units, the kitchen is equipped with integrated appliances, including a fridge-freezer, Bosch electric oven and gas hob with extractor hood, dishwasher, and an inset sink with drainer. The result is a space that is as functional as it is aesthetically pleasing, ideal for both everyday living and entertaining.



Description

The apartment offers two double bedrooms, each well-proportioned and tastefully decorated. The principal bedroom enjoys a sense of privacy, being positioned slightly apart from the main living space and accessed via a short set of stairs. This beautifully appointed room benefits from an en-suite wet room, fitted with high-quality contemporary fixtures. The second bedroom is equally spacious and versatile, making it ideal for guests, family members, or even a home office if required. A further stylish bathroom, complete with a modern white suite and bath, serves the rest of the apartment, ensuring comfort and convenience. Security and convenience are further enhanced by an entry door security system, which includes intercoms with colour video, offering peace of mind and ease of access.

Practicality has also been carefully considered, with a separate utility area providing essential storage and space for laundry appliances. The property further benefits from a six-year PCC guarantee from 2020, offering assurance in the quality of the workmanship.



Externally

One of the apartment's most significant advantages is its private garden, a feature rarely found with properties of this kind. Designed for low maintenance, the garden is arranged over two levels, providing a peaceful outdoor space to relax and enjoy the coastal air. There is direct access from the apartment to the rear, while a gated side entrance leads to the front of the property. This outdoor space is ideal for alfresco dining, entertaining, or simply unwinding with a book while taking in the sea breeze.

The property also benefits from two allocated parking spaces to the front of the building, an invaluable asset in this highly sought-after village. In addition, there are four further guest parking spaces available, ensuring ample provision for visitors. The communal gardens are beautifully maintained, complementing the charm and character of the development.



Summary

This exceptional ground-floor apartment offers the perfect blend of modern luxury, characterful charm, and an unbeatable coastal location. With stunning sea views, a private garden, high-quality finishes throughout, and the convenience of allocated parking, it represents a rare opportunity to acquire a home in one of Cornwall's most sought-after villages.

Whether as a permanent residence, a holiday home, or an investment property, this beautifully designed apartment ticks all the boxes. With the added benefit of no onward chain, early viewing is highly recommended.



Local beach of Gorran Haven



Location Summary

(Distances and times are approximate)

Gorran Haven Beach – 550 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.

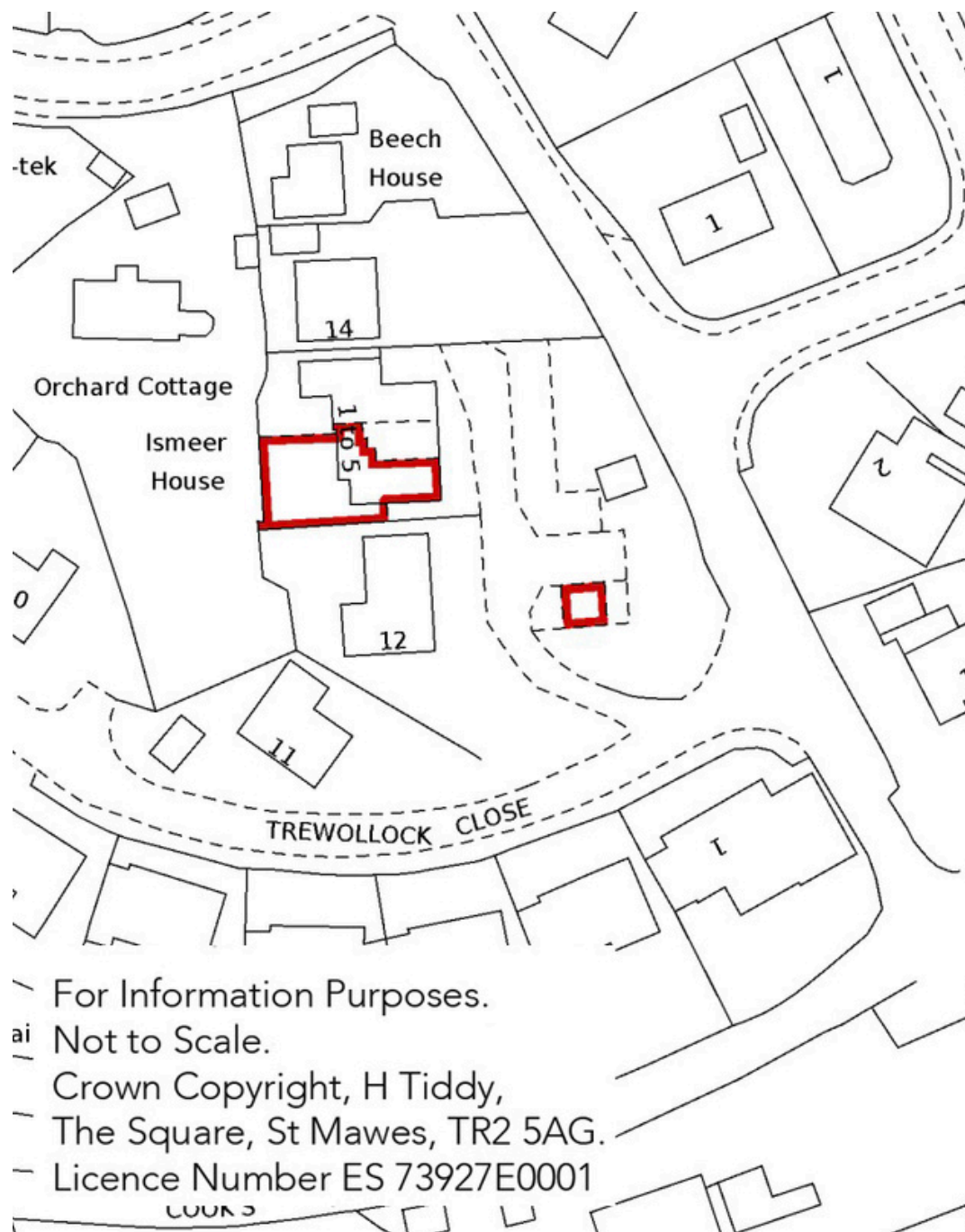
Gorran Haven

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 Treliiske). 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.



Approximate total area⁽¹⁾

984.79 ft²

91.49 m²

Balconies and terraces

765.64 ft²

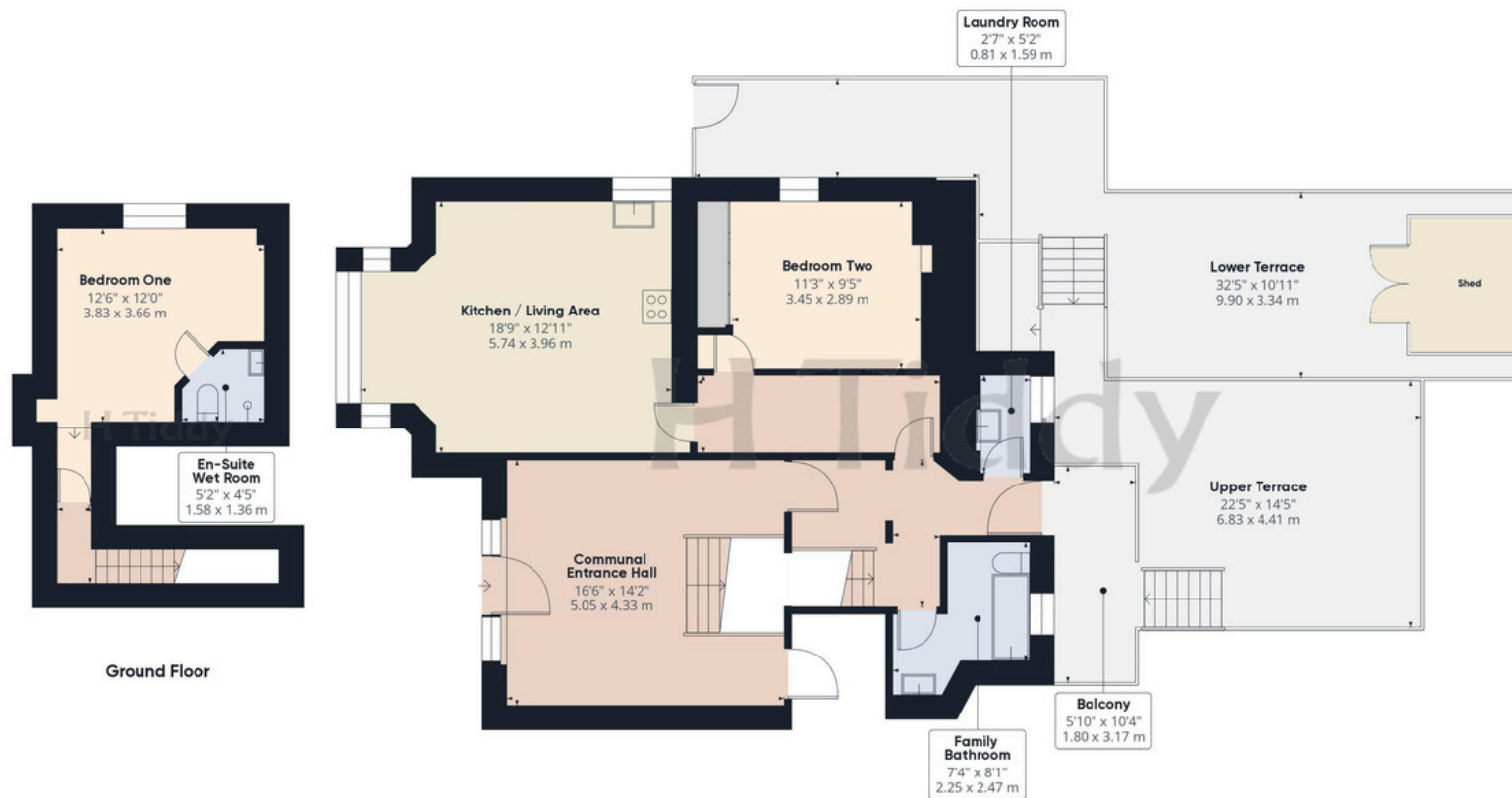
71.13 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Ground Floor

Floor 1

General Information

Services: Mains water, electricity and drainage. LPG fired metered central heating via Avanti Gas. CAT6 and Sky enabled.

Energy Performance Certificate Rating: D

Council Tax Band: B

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps.

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

Tenure: Leasehold (999 year lease from 2020).

Land Registry Title Number: CL367885.

Covenants and Restrictions: This apartment cannot be utilised as a furnished holiday let.

Service Charge: Currently £1,300 per annum to cover essential communal costs, including buildings insurance, electricity for communal areas, window cleaning, grounds maintenance, and a sinking fund for future upkeep.

Viewing: Strictly by appointment with H Tiddy.

Flat 1, Ismeer House

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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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