



White Haven



White Haven

Modernised to quality specifications, this pristinely presented detached bungalow residence is quietly tucked away within its own enclave, amidst exquisite private landscaped gardens, located in a picturesque creekside village in an Area of Outstanding Natural Beauty.



Accommodation Summary

Gross Internal Floor Area: 1498.98 sq ft (139.26 sq m).

White Haven

Reception Hall, Living Room, Sunroom, Kitchen / Dining Room, Kitchen / Utility, Bedroom One with En-Suite Shower Room, Bedroom Two, Bathroom, Study / Bedroom Three.

Detached Double Garage

Connecting Garden Room.

Outside

Entrance Driveway from The Bowling Green. Electronic Gates to Private Drive and Parking. Fore Garden, Side Gardens, Rear Garden with Patio and Water Feature.



Description

This stunning three-bedroom detached bungalow offers the perfect blend of comfortable modern living harmonized with light and airy accommodation. Set in a peaceful and desirable location, the property is presented in an immaculate condition throughout, featuring spacious living areas, well-appointed bedrooms all warmed by up-to-date modern independent electric heaters and a beautifully landscaped garden.

As you enter the property, you are greeted by a bright and airy hallway. The spacious Living Room is a welcoming space featuring an electric remote control living flame fireplace and large windows that flood the room with natural light, creating an ideal environment for both relaxation and entertaining. Off the Living Room is a Sunroom designed for relaxation and to bring the beautiful gardens within. The stylishly fitted Kitchen boasts appliances and ample storage. At one end is a Kitchen / Utility and to the other is a Dining Area which has patio doors leading on to a Sun Patio allowing a choice of dining in or alfresco to enjoy the Cornish sunshine.

This 'ready-to-move-into home' includes generously sized bedrooms, each with fitted wardrobes, offering plenty of space and comfort. The Principal Bedroom benefits from an En-Suite Shower Room. A beautifully finished Bathroom serves the other Bedrooms, complete with contemporary modern fixtures and fittings. One of the Bedrooms is currently used as a Study.







Outside

White Haven boasts beautiful and relatively surrounding private gardens, with a rear patio area and a water feature to one side, while the front garden is superbly landscaped with natural stone walling and attractive Lake Quartz paved pathways provide kerb appeal. In the evenings, the gardens become alive with ambient outside lighting providing an aura of calmness and tranquillity. Leading from The Bowling Green, a private driveway, which is in the ownership of the property, leads through remote-controlled entrance gates to a Lake Quartz paved drive and parking forecourt which allows access to a Double Garage with a connecting Garden Room.



Summary

Suited towards the retiring or family buyer, either as a permanent or second home, this 'turn-key' home is a rarity. Apart from the owner's personal belongings, the stylish and tasteful furnishings and contents are available by separate negotiation. With the added attraction of beautiful coastal walks, a boatyard, excellent café, and bus stop on the doorstep, this rare opportunity is offered for sale with no onward chain.



Location Summary

(Distances and times are approximate)

No. 50 Bus Stop to Truro and St Mawes: 175 yards. St Just Church and Cafe: 0.4 miles. St Just (Pasco's) Boatyard: 0.6 miles. St Mawes village centre: 1.9 miles (Falmouth 20 minutes by passenger ferry). King Harry Car Ferry: 3.1 miles. Pendower Beach: 4 miles. Truro (via ferry): 8 miles. Falmouth: 13 miles. St Austell: 16 miles (London Paddington: 4.5 hours by direct train). Cornwall Airport Newquay: 25 miles (regular flights to London, other UK regional airports and European destinations).

Location

St Just-in-Roseland is renowned for its lovely church in a delightful waterside setting of great beauty. There is a café and boatyard with deep moorings in the creek that merge into the fine sailing waters of Carrick Roads and Falmouth Bay.

Nearby St Mawes is an enchanting south facing harbour village, named "Britain's St Tropez" by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland. There is a regular daily bus service to and from Truro which also stops at Portscatho, Tregony and Probus.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme to cater for all ages.

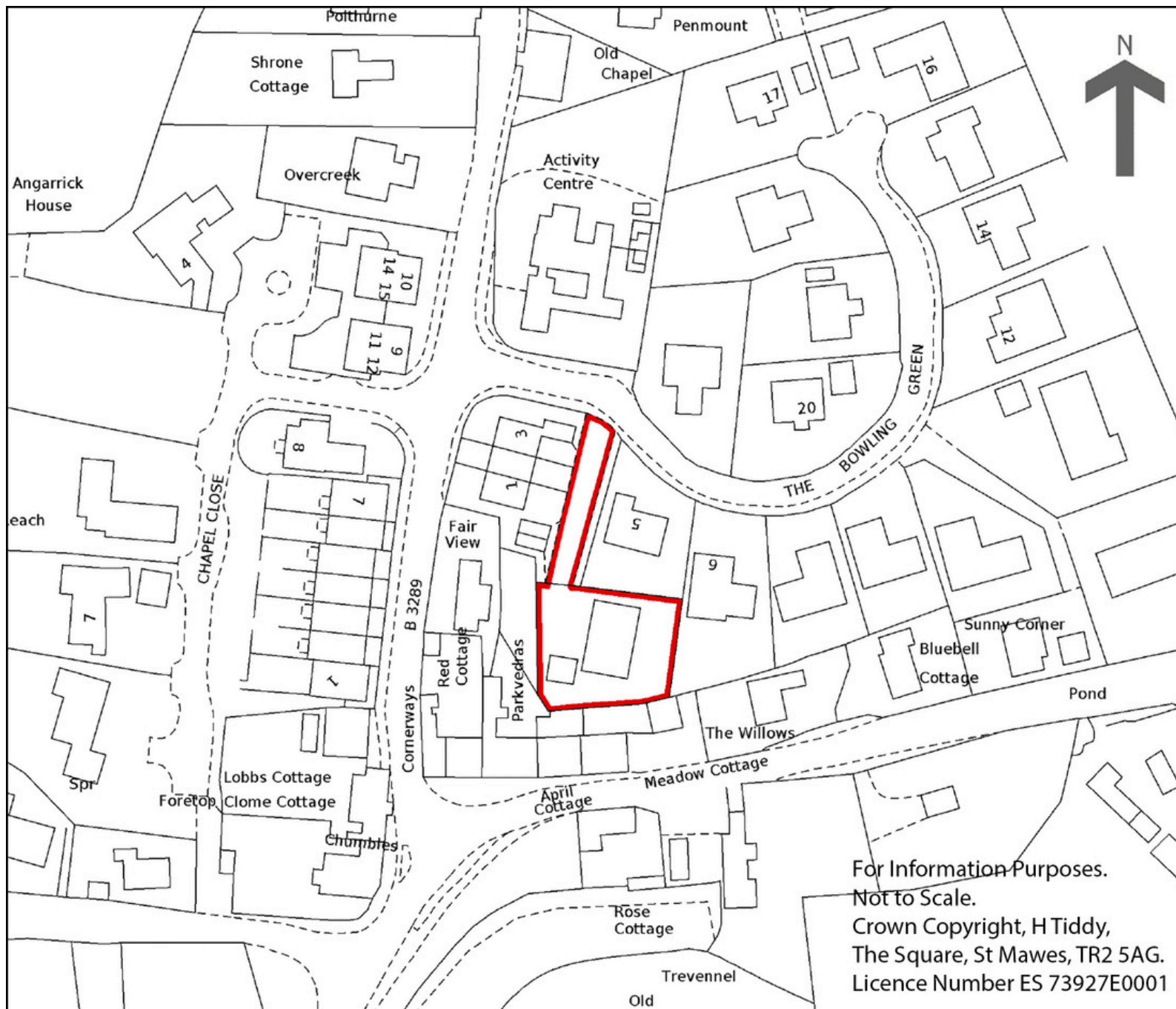
Fine Dining Restaurants

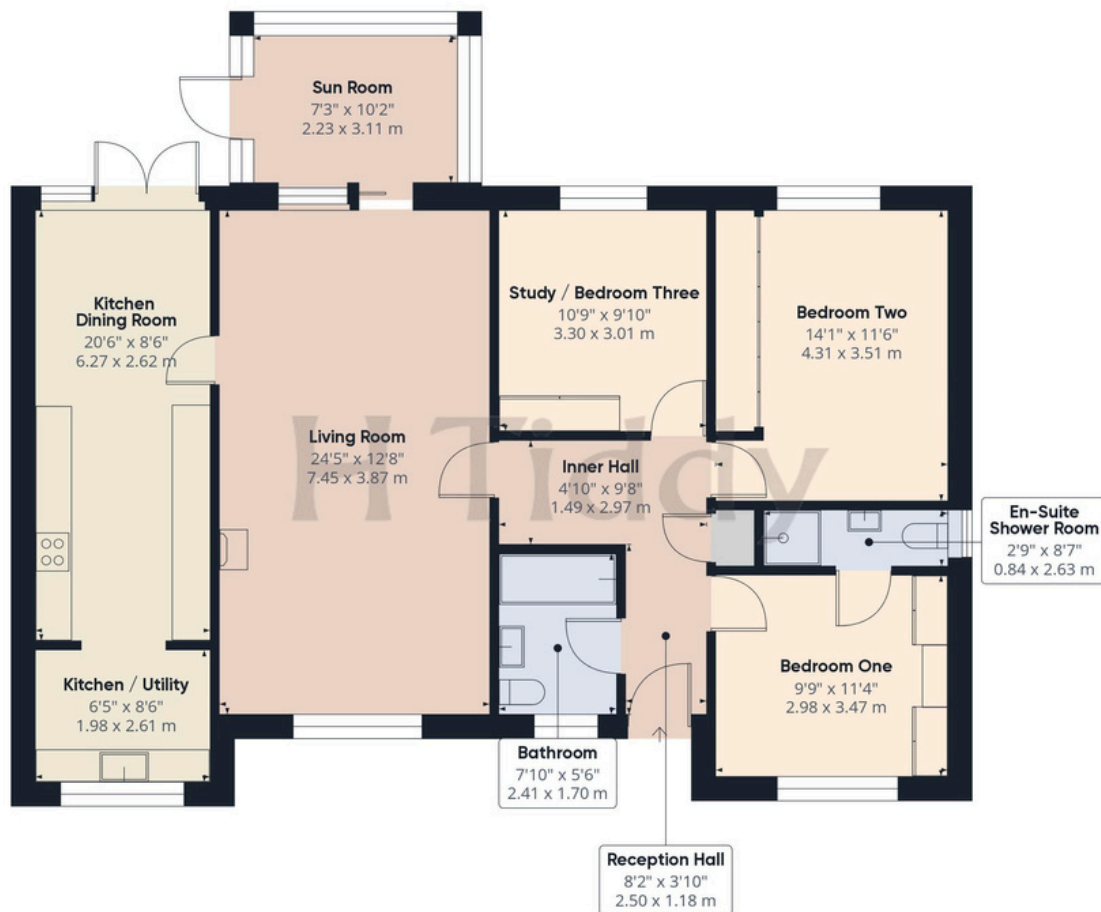
Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard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

Cornwall

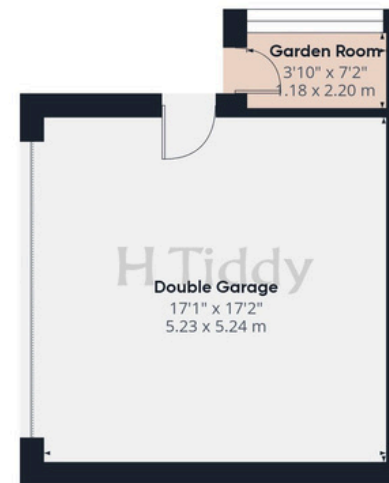
The Duchy of Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and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







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1498.98 ft²

139.26 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.

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General Information

Services and Specifications: Mains water, electricity and drainage. Telephone and television points. Electric independently controlled modern room heaters. Double Glazed windows and doors.

Energy Performance Certificate Rating: E

Council Tax Band: F

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 76 Mbps; Standard 21 Mbps. USB port in the kitchen.

GOV.UK Long Term Flood Risks: Surface Water: Very Low. Between 2040 and 2060: Very Low. River/Sea: Very Low. Between 2036 and 2069: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL281579.

Furnishings, Contents and Effects: With the exception of personal belongings, furnishings and effects are available by separate negotiation.

Viewing: Strictly by appointment with H Tiddy.

White Haven

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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.

