



Springfield

H Tiddy

Springfield

Located just a short walk from the beach and village centre, Springfield is a spacious three double bedroom, three-en-suite detached bungalow with countryside views, generous gardens, and ample parking. Stylishly updated and offering flexible living, it's ideal as a family home, coastal retreat, or investment opportunity.



Accommodation Summary

Total Internal Floor Area: 1,302 sq ft (121.1 sq m).

Inside

Entrance Hall, Living Room, Sun Room, Kitchen, Dining Room, Utility Room, Three Double Bedrooms all with En-Suite Shower Rooms, Family Shower Room.

Outside

Ample Driveway Parking, Generous Garden.



Overview

Positioned just a short walk from the beach and the heart of the ever-popular village of Gorran Haven, Springfield is a recently renovated, detached bungalow enjoying far-reaching countryside views, generous outdoor space, and excellent flexibility for family living or investment.

Set back from a private driveway, the property offers parking for several vehicles, with an electric car charging point, and a large garden with plenty of potential.

The layout is both practical and spacious, with three double bedrooms—each with its own en-suite—making it ideal for families, guests, or holiday letting.

The main living space includes a bright lounge with character features and a fireplace, opening into a sunroom that leads out to a sun terrace with countryside and coastal glimpses.

A modern kitchen with grey gloss units flows into a dining room and a large utility area. There's also a separate shower room with accessible features.

Each bedroom is well-proportioned, with double glazing and pleasant outlooks. The primary bedroom includes a dressing area, offering further storage and flexibility. All en-suites are neatly finished with modern fittings.





Outside

The surrounding garden is a blank canvas—ideal for keen gardeners or those wanting outdoor entertaining space. The tarmac driveway extends to a paved parking area with a turning space, under-balcony storage, and low-level walls enclosing the plot.



Summary

Springfield is equally suited as a main residence, second home, or investment property. Its layout, setting, and location near the coast make it a versatile and valuable offering.



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.

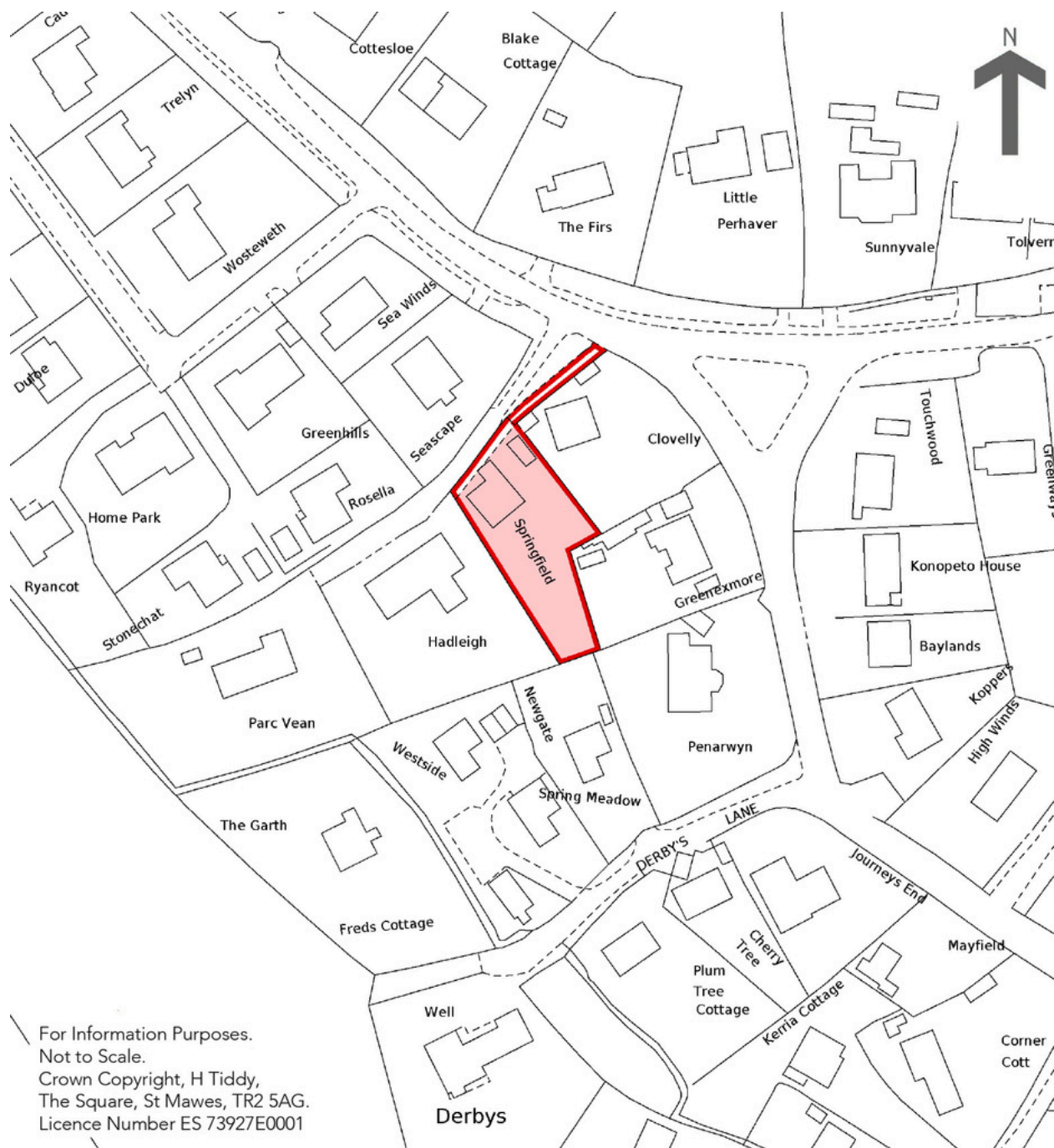
Gorran Haven

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 “Outstanding”) and Gorran Haven itself is within the catchment of the “Outstanding” Roseland Academy at nearby Tregony.

Cornwall

Cornwall has been enjoying a renaissance. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible 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 stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding.

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). On the Roseland is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



For Information Purposes.
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Approximate total area⁽¹⁾

1302 ft²

121.1 m²

Balconies and terraces

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

General Information

Services: Mains electricity, water and drainage. Oil-Fired Central Heating. Telephone and television points.

Energy Performance Certificate Rating: C

Council Tax Band: D

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

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. 2040 to 2060 Very Low. Surface Water: Very Low. 2036 to 2069: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL280377.

Viewing: Strictly by appointment with H Tiddy.

Springfield

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