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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 29th July 2026



PORTSCATHO, TRURO, TR2

H Tiddy

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.53 acres		
Council Tax :	Band F		
Annual Estimate:	£3,742		
Title Number:	CL282745		

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	9	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

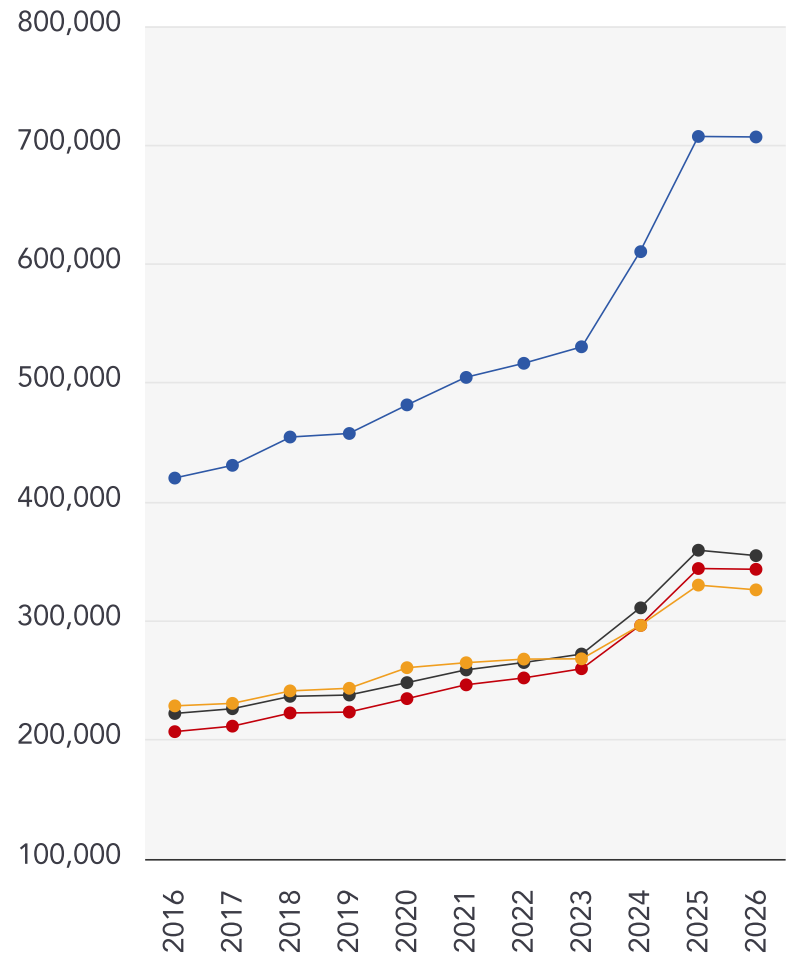


Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



10 Year History of Average House Prices by Property Type in TR2



Detached

+68.24%

Terraced

+59.69%

Flat

+42.64%

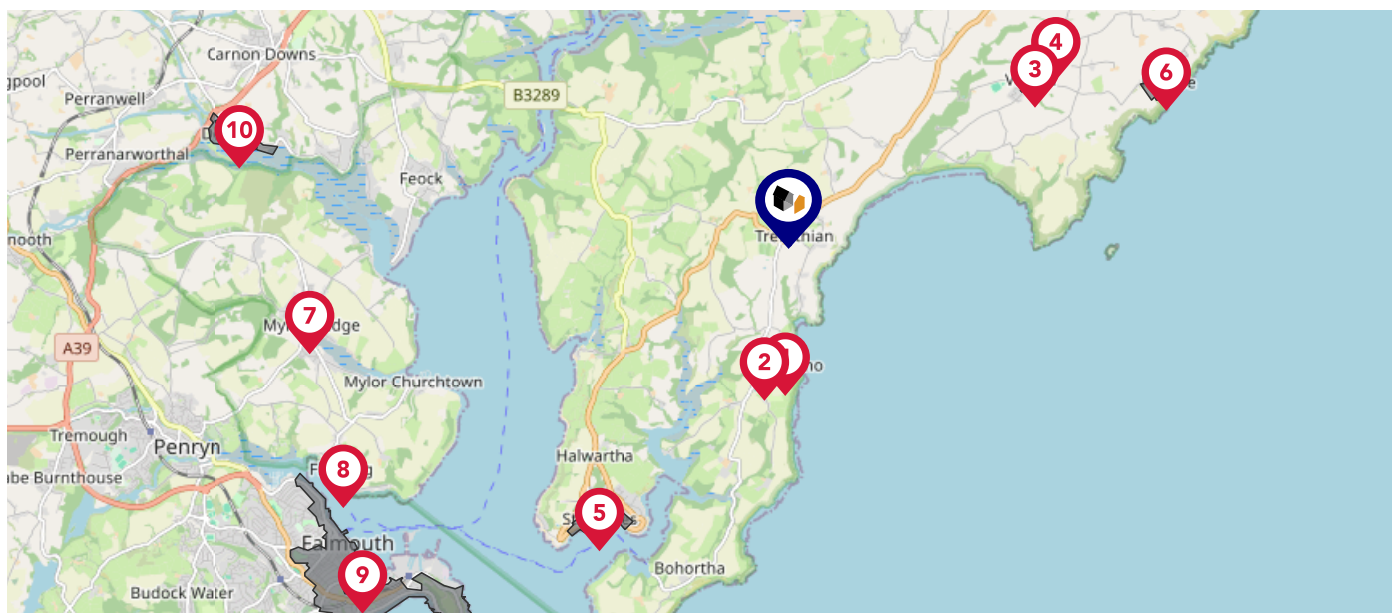
Semi-Detached

+65.93%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Portscatho

2

Gerrans

3

Veryan

4

Veryan Green

5

St Mawes

6

Portloe

7

Mylor Bridge

8

Flushing

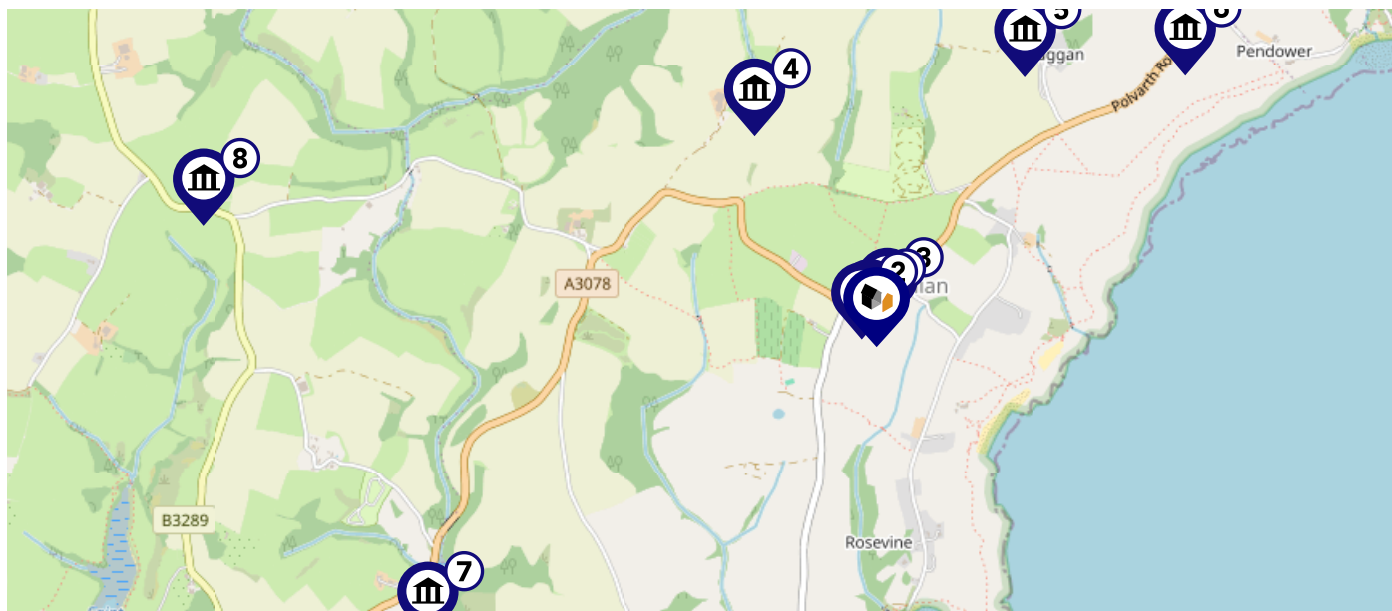
9

Falmouth

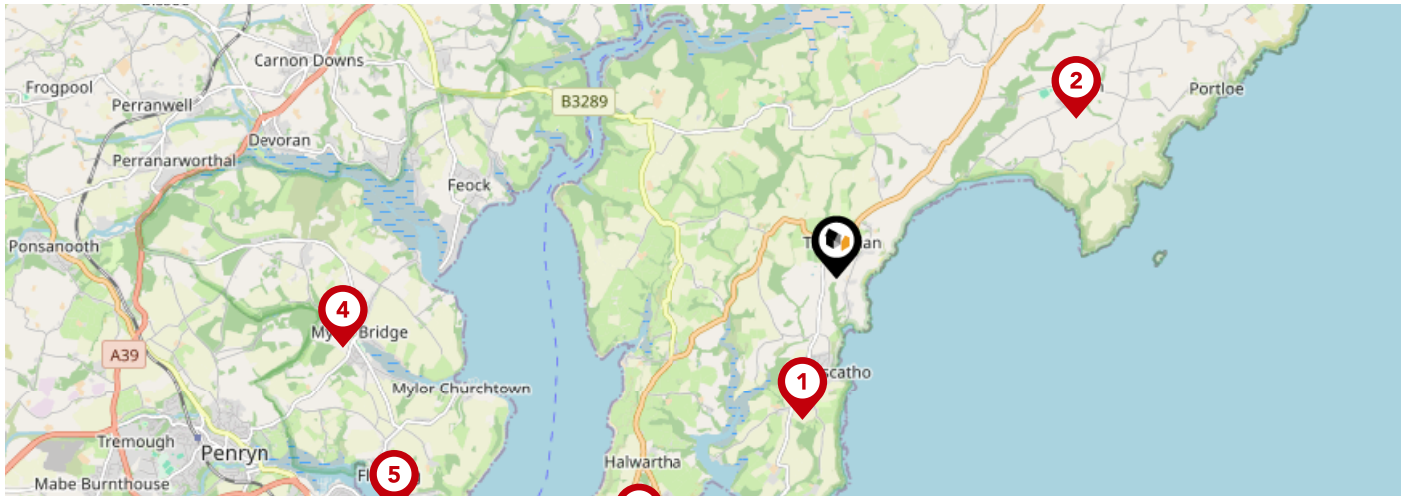
10

Devoran

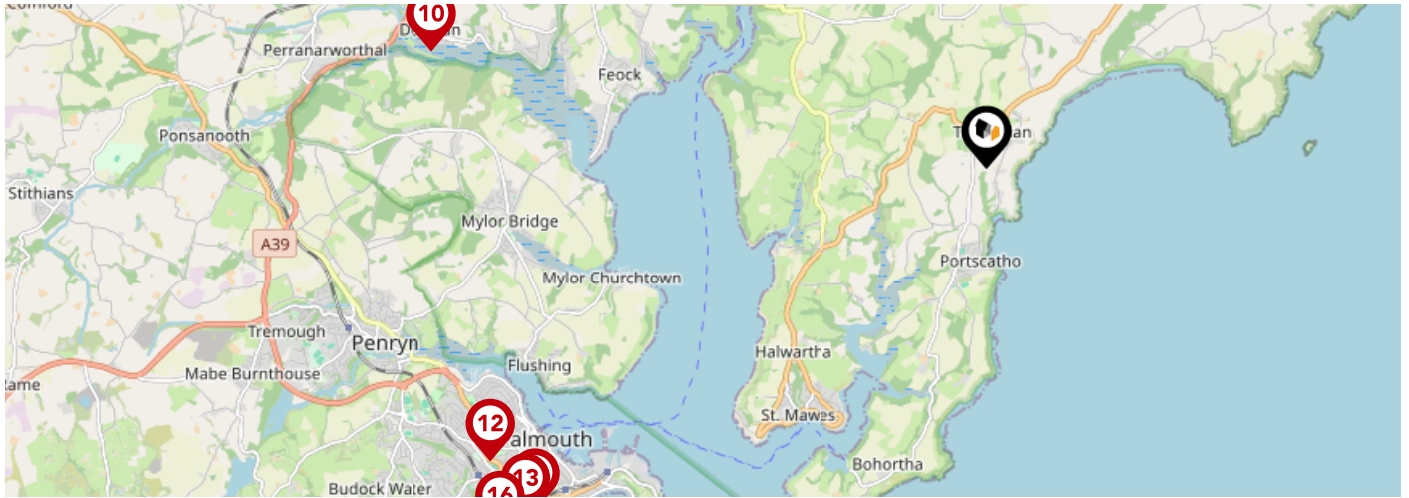
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1396475 - Milestone Set Into Garden Wall Of Milestone House	Grade II	0.0 miles
	1141026 - Thatched Cottage	Grade II	0.0 miles
	1312809 - Trewithian House, Gate, Piers, Steps And Garden Walls To East	Grade II	0.1 miles
	1141015 - Tregairewoon Farmhouse	Grade II	0.6 miles
	1312863 - Treluggan Farmbuildings At Approx 40 M South Of Treluggan Farmhouse	Grade II	0.7 miles
	1396484 - Milestone Circa 200m South-west Of Pendower Lodge	Grade II	1.0 miles
	1312766 - Riverside	Grade II	1.2 miles
	1140996 - Tredellans Farmhouse	Grade II	1.6 miles



		Nursery	Primary	Secondary	College	Private
	Gerrans School Ofsted Rating: Good Pupils: 76 Distance:1.37	☐	☒	☐	☐	☐
	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:2.74	☐	☒	☐	☐	☐
	St Mawes Primary School Ofsted Rating: Good Pupils: 34 Distance:3.15	☐	☒	☐	☐	☐
	Mylor Community Primary School Ofsted Rating: Good Pupils: 144 Distance:4.73	☐	☒	☐	☐	☐
	Flushing School Ofsted Rating: Good Pupils: 78 Distance:4.75	☐	☒	☐	☐	☐
	Kea Community Primary School Ofsted Rating: Good Pupils: 200 Distance:5.01	☐	☒	☐	☐	☐
	Pencalenick School Ofsted Rating: Good Pupils: 195 Distance:5.34	☐	☐	☒	☐	☐
	Truro School Ofsted Rating: Not Rated Pupils: 837 Distance:5.37	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
	Falmouth University Ofsted Rating: Not Rated Pupils:0 Distance:5.38	☐	☐	☒	☐	☐
	Devoran School Ofsted Rating: Good Pupils: 201 Distance:5.39	☐	☒	☐	☐	☐
	Penair School Ofsted Rating: Good Pupils: 1186 Distance:5.45	☐	☐	☒	☐	☐
	Falmouth Primary Academy Ofsted Rating: Good Pupils: 244 Distance:5.47	☐	☒	☐	☐	☐
	King Charles Church of England Primary School Ofsted Rating: Good Pupils: 414 Distance:5.49	☐	☒	☐	☐	☐
	Truro High School Ofsted Rating: Not Rated Pupils: 385 Distance:5.54	☐	☐	☒	☐	☐
	Tregolls Academy Ofsted Rating: Special Measures Pupils: 265 Distance:5.55	☐	☒	☐	☐	☐
	Marlborough School Ofsted Rating: Good Pupils: 212 Distance:5.79	☐	☒	☐	☐	☐



H Tiddy

The Roseland Peninsula and surrounds is hugely diverse with a correspondingly wide variation in property values. Our detailed knowledge of hyper-local price differences sets us apart. We have a high local market share, an extensive database of local properties and an unparalleled understanding of why a particular price was achieved.

We market our properties on all the major portals and have invested in the latest digital marketing systems. We pride ourselves on the standard of our photography and offer interactive virtual tours, presenting your property in the best possible light.

Our customer service reviews speak for themselves. Buying and selling a property can throw up challenges and our very experienced staff are well equipped to help solve issues as they arise. We strive to achieve good communication and make sure all parties are informed, helping to k

Testimonial 1



H Tiddy have been exceptional with the handling of my property sale. Harriette and Gail have both been very professional advising me on a regular basis regarding prospective buyers being granted access to the property and checking that the dates and times were acceptable. Highly recommend this company.

Testimonial 2



Tiddy's have just completed the sale of a property on my behalf. From start to finish they were professional, helpful, responsive and friendly. I felt in safe and experienced hands. They more than exceeded my expectations.

Testimonial 3



Great service. Gail and Harriette were helpful, responsive, professional and friendly. Harriette was instrumental in helping us secure an excellent purchase of our property.

Testimonial 4



We had a very positive experience of buying through H Tiddy Estate Agents in St Mawes. We received continuity of care throughout our purchase - with a really personal touch. We were able to reach the agents whenever we needed. Agents were experienced, knowledgeable, polite, calm and professional. Documents were shared in a timely manner. We felt that we were in safe hands. A great experience of buying through an independent and local firm...



H Tiddy

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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