



KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 25th August 2026



CROSSWYN, ST. EWE, ST. AUSTELL, PL26

H Tiddy

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Property

Type:	Detached
Bedrooms:	2
Plot Area:	0.16 acres
Year Built :	Before 1900
Council Tax :	Band D
Annual Estimate:	£2,591
Title Number:	CL74513

Tenure: Freehold

Local Area

Local Authority:	Cornwall
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2
mb/s



1800
mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

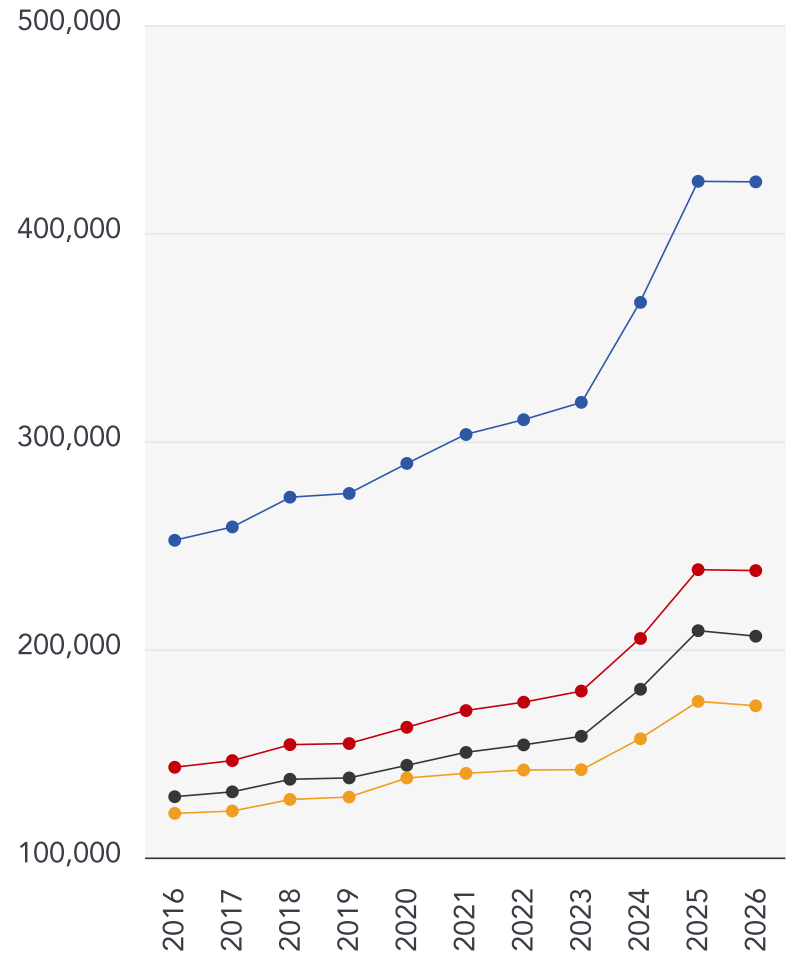


Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in PL26



Detached

+68.24%

Semi-Detached

+65.93%

Terraced

+59.69%

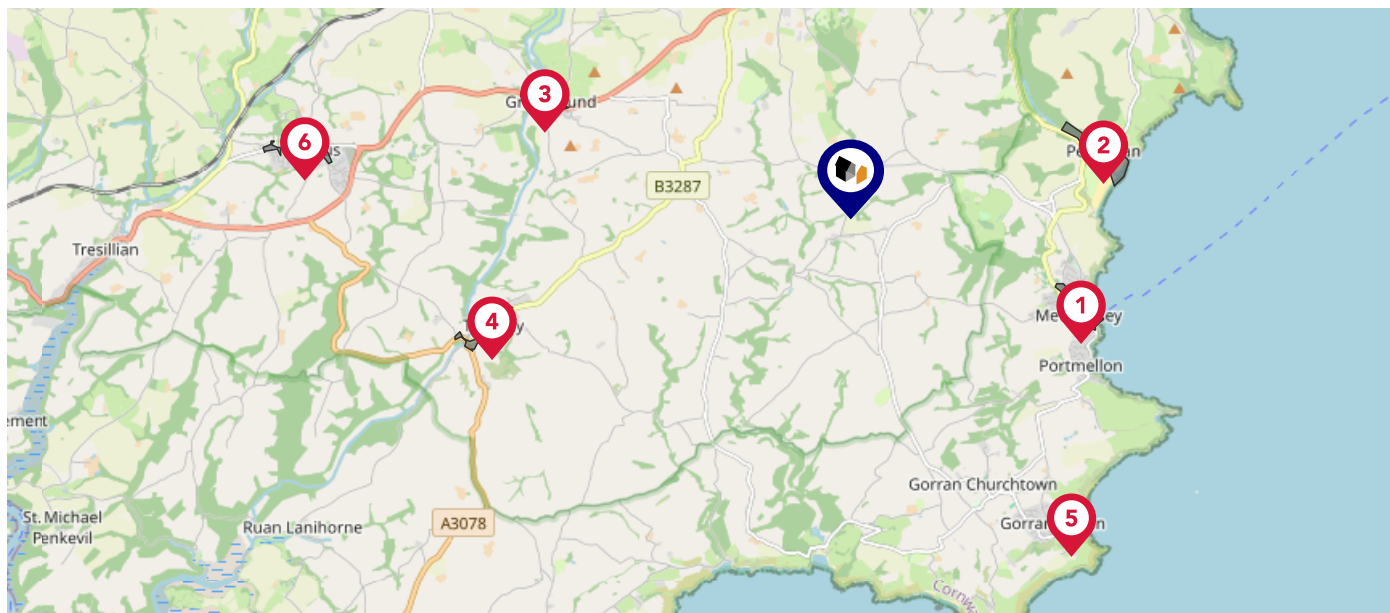
Flat

+42.64%

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



Mevagissey



Pentewan



Grampound



Tregony

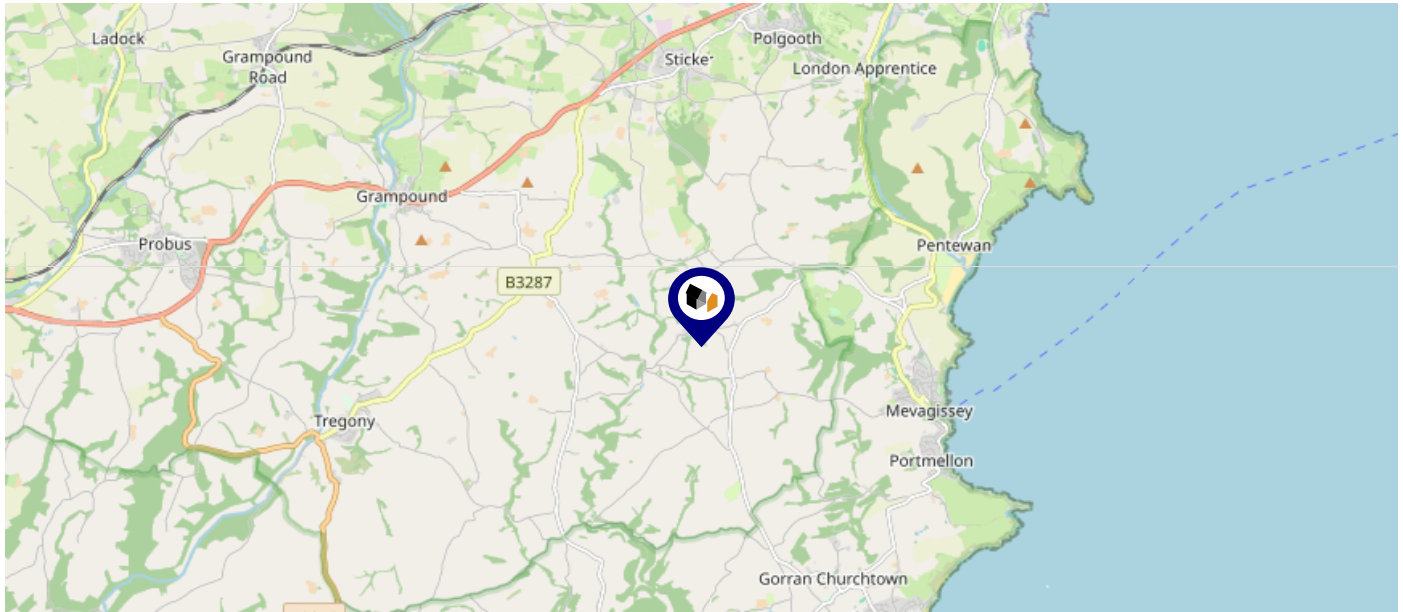


Gorran Haven



Probus

This map displays nearby areas that have been designated as Green Belt...



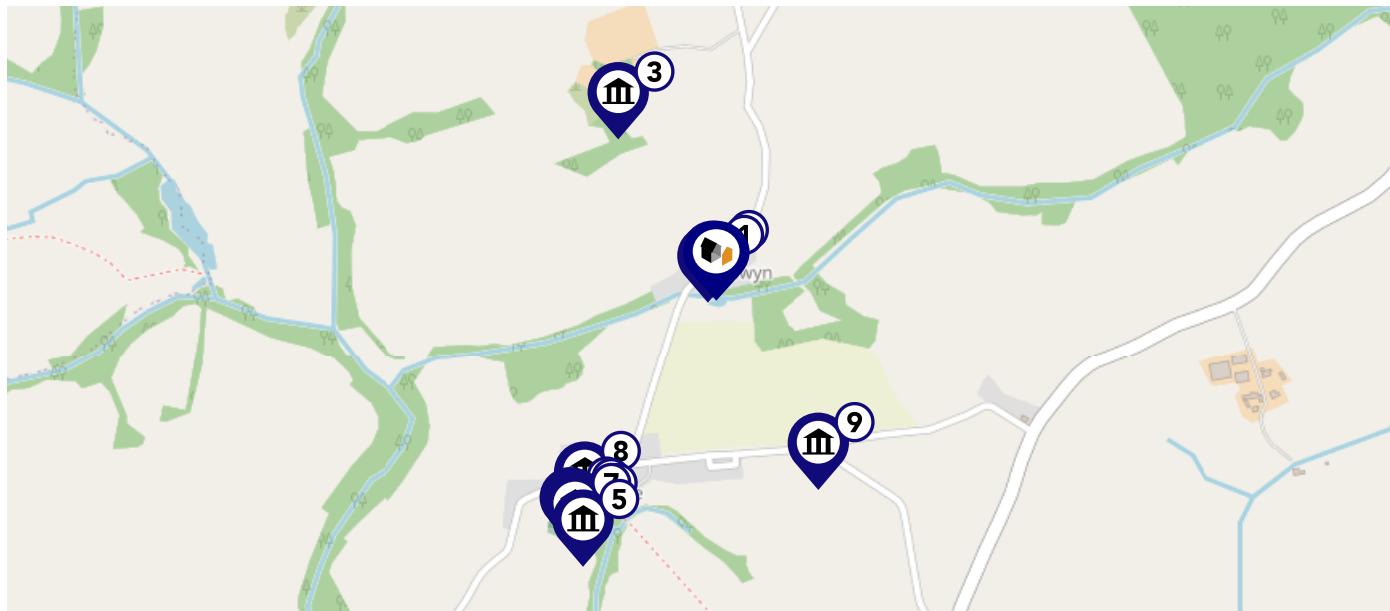
Nearby Green Belt Land

No data available.

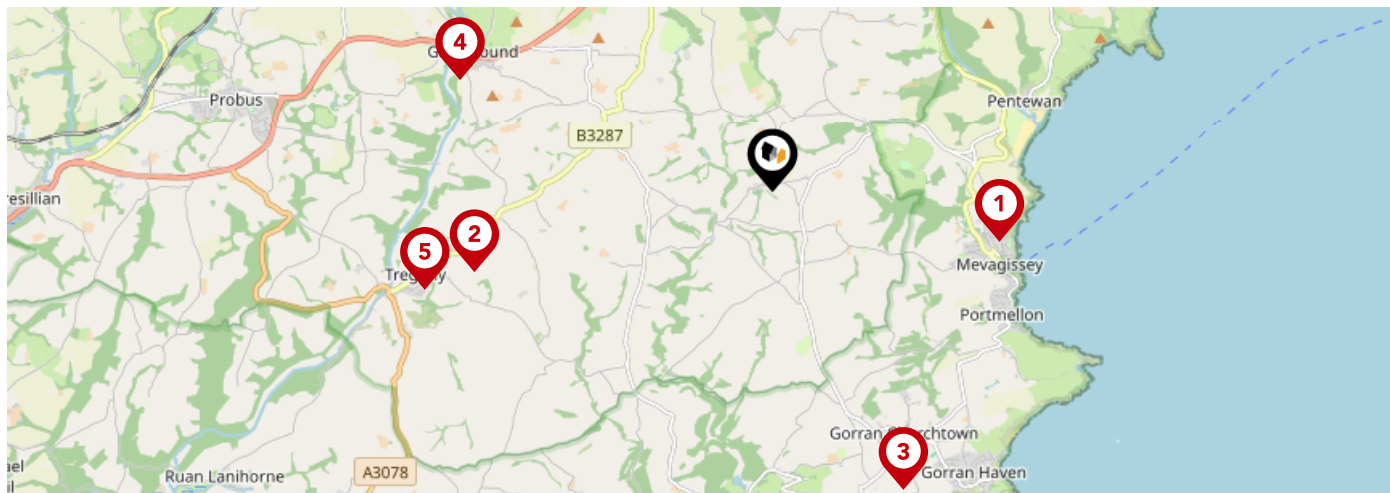
Maps

Listed Buildings

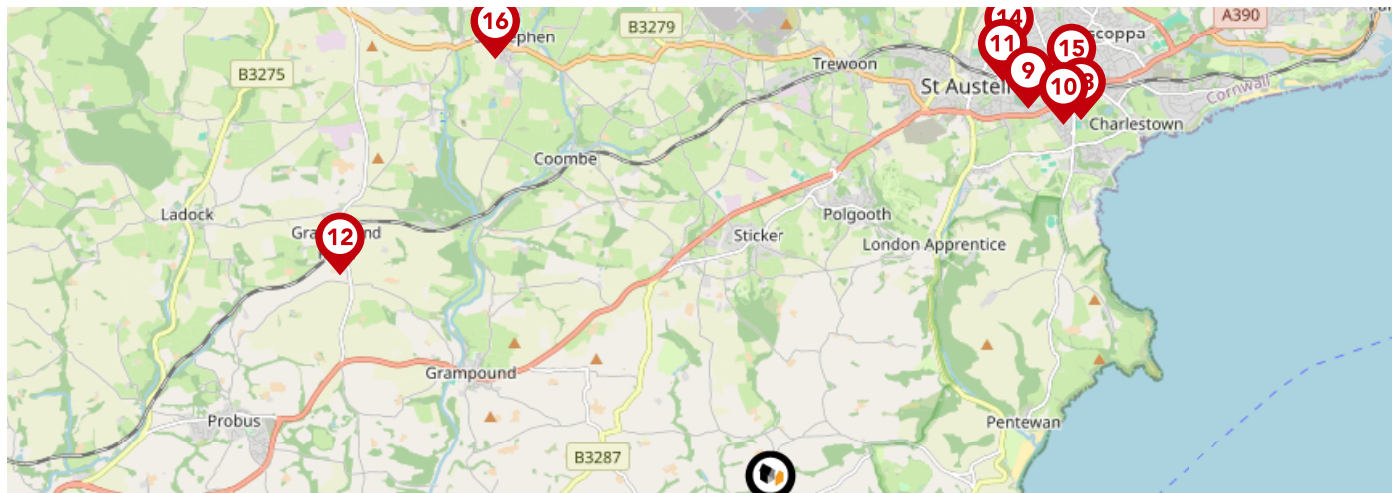
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1137017 - Trelewack Cottage	Grade II	0.0 miles
	1327055 - Upper Crosswyn Cottage	Grade II	0.0 miles
	1144804 - Trelewack Farmhouse	Grade II	0.2 miles
	1137125 - Scobell Monument In The Churchyard About One Metre North Of North Transept Of Church Of All Saints	Grade II	0.3 miles
	1144769 - Price Monument In The Churchyard About 12 Metres South Of South Aisle Of Church Of All Saints	Grade II	0.3 miles
	1144771 - 1 And 2, St Ewe	Grade II	0.3 miles
	1312473 - Harris Monument In The Churchyard About 9 Metres North Of Nave Of Church Of All Saints	Grade II	0.3 miles
	1327075 - K6 Telephone Kiosk Outside St Ewe Insitiute	Grade II	0.3 miles
	1144802 - Signpost At Sw 982 461	Grade II	0.3 miles
	1144770 - Lychgate At The North Entrance To The Churchyard Of Church Of All Saints	Grade II	0.3 miles



		Nursery	Primary	Secondary	College	Private
1	Mevagissey Community Primary School Ofsted Rating: Good Pupils: 135 Distance:2.2	☐	☒	☐	☐	☐
2	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:2.92	☐	☐	☒	☐	☐
3	Gorran School Ofsted Rating: Good Pupils: 96 Distance:3.09	☐	☒	☐	☐	☐
4	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:3.14	☐	☒	☐	☐	☐
5	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:3.41	☐	☒	☐	☐	☐
6	St Mewan Community Primary School Ofsted Rating: Good Pupils: 448 Distance:3.5	☐	☒	☐	☐	☐
7	Pondhu Primary School Ofsted Rating: Good Pupils: 167 Distance:3.82	☐	☒	☐	☐	☐
8	Brannel School Ofsted Rating: Good Pupils: 928 Distance:4.49	☐	☐	☒	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Restormel Academy Ofsted Rating: Good Pupils: 29 Distance:4.54	☐	☐	☒	☐	☐
10	Mount Charles School Ofsted Rating: Good Pupils: 367 Distance:4.6	☐	☒	☐	☐	☐
11	Poltair School Ofsted Rating: Good Pupils: 856 Distance:4.64	☐	☐	☒	☐	☐
12	Grampound Road Village CofE School Ofsted Rating: Good Pupils: 107 Distance:4.66	☐	☒	☐	☐	☐
13	Penrice Academy Ofsted Rating: Outstanding Pupils: 1426 Distance:4.75	☐	☐	☒	☐	☐
14	Cornwall College Ofsted Rating: Good Pupils:0 Distance:4.88	☐	☐	☒	☐	☐
15	Sandy Hill Academy Ofsted Rating: Outstanding Pupils: 453 Distance:4.95	☐	☒	☐	☐	☐
16	St Stephen Churchtown Academy Ofsted Rating: Good Pupils: 297 Distance:5.03	☐	☒	☐	☐	☐



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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...



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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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