

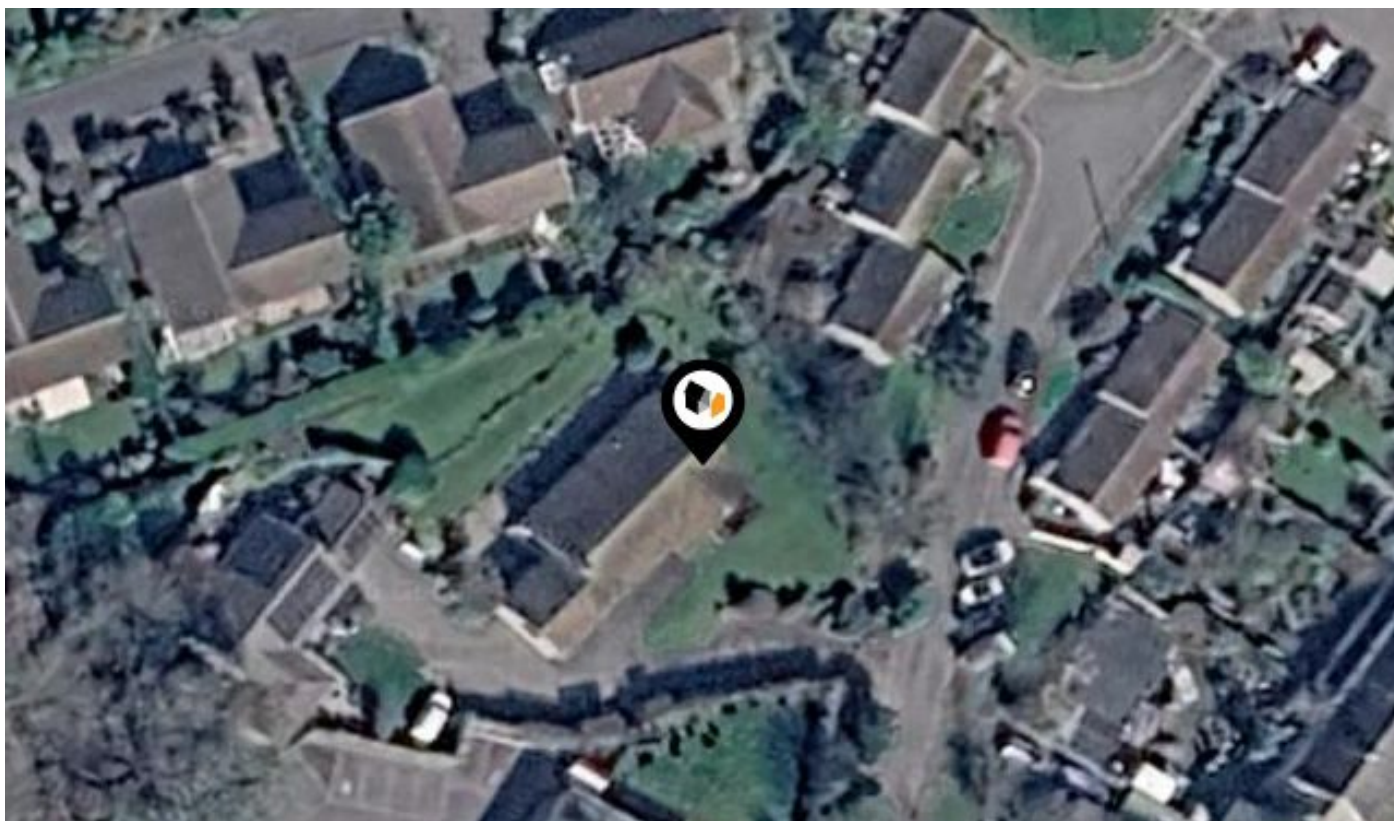


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 15th July 2026



CHUTE LANE, GORRAN HAVEN, ST. AUSTELL, PL26

H Tiddy

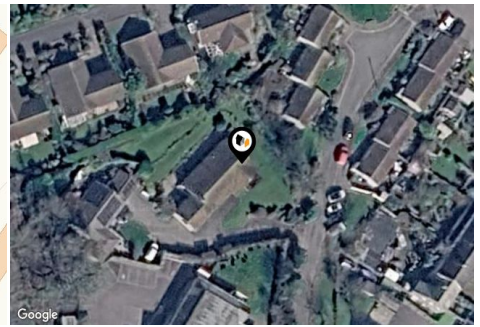
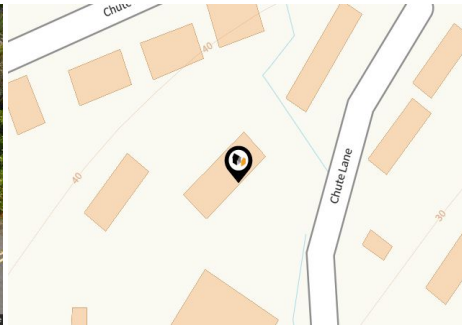
Manor Office, The Square- St Mawes, Truro, Cornwall, TR2 5AG

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Property

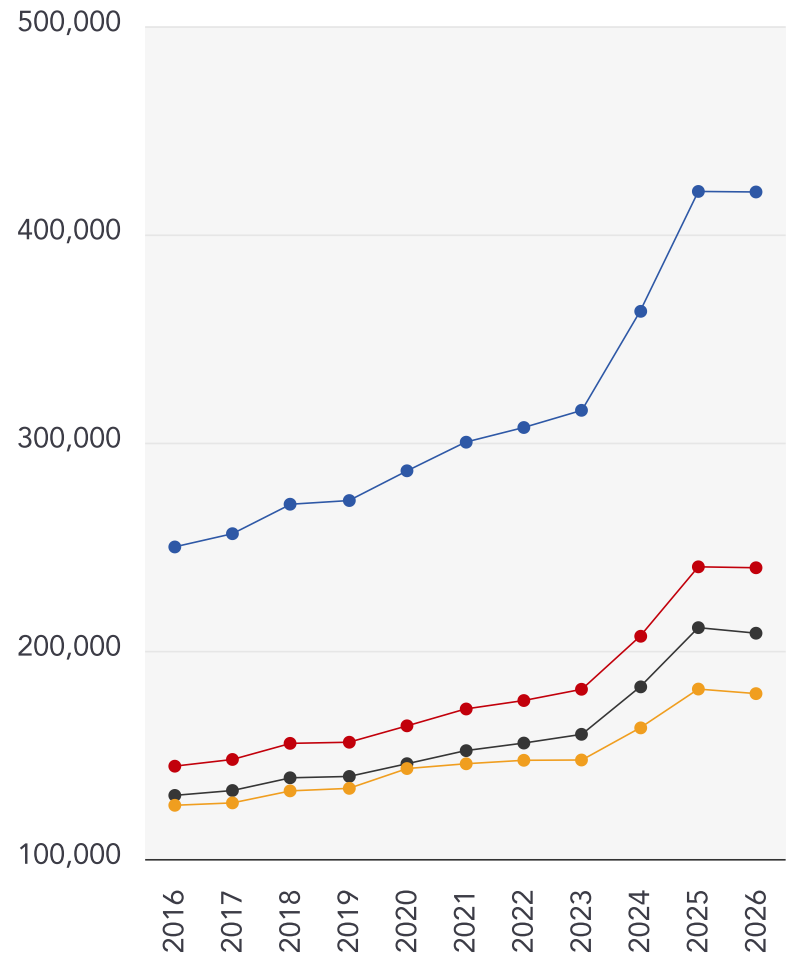
Type:	Detached
Bedrooms:	3
Council Tax :	Band E
Annual Estimate:	£3,167

Local Area

Local Authority:	Cornwall	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No	3	73	-
Flood Risk:		mb/s	mb/s	mb/s
• Rivers & Seas	Very low			
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		

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



Detached

+68.24%

Semi-Detached

+65.93%

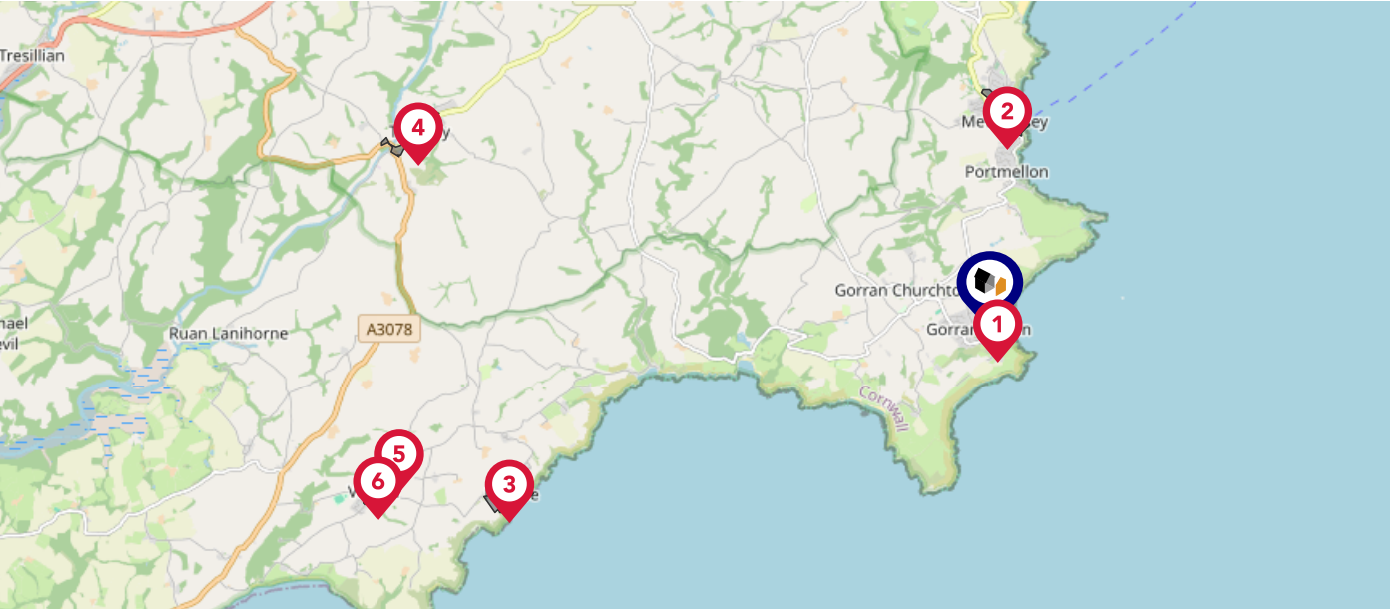
Terraced

+59.69%

Flat

+42.64%

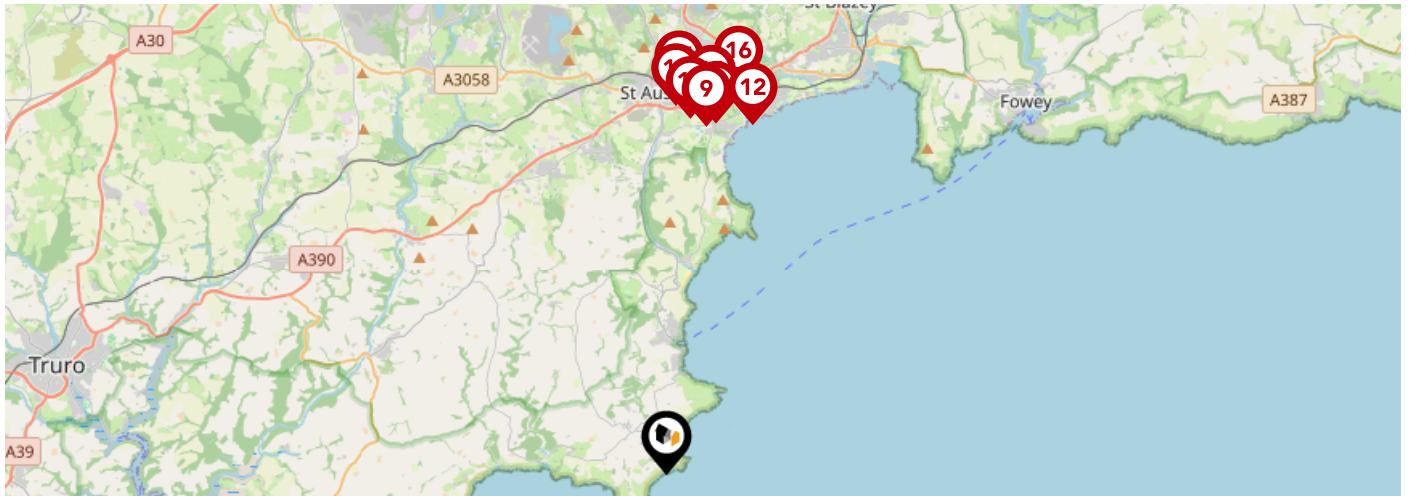
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Gorran Haven
2	Mevagissey
3	Portloe
4	Tregony
5	Veryan Green
6	Veryan



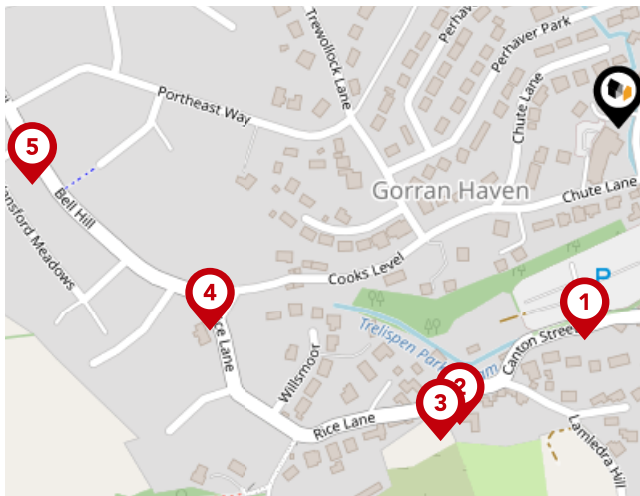
		Nursery	Primary	Secondary	College	Private
1	Gorran School Ofsted Rating: Good Pupils: 96 Distance:0.77	☐	☒	☐	☐	☐
2	Mevagissey Community Primary School Ofsted Rating: Good Pupils: 135 Distance:2.42	☐	☒	☐	☐	☐
3	The Roseland Academy Ofsted Rating: Outstanding Pupils: 654 Distance:5.29	☐	☐	☒	☐	☐
4	Tregony Community Primary School Ofsted Rating: Good Pupils: 193 Distance:5.65	☐	☒	☐	☐	☐
5	Veryan CofE School Ofsted Rating: Good Pupils: 41 Distance:6.07	☐	☒	☐	☐	☐
6	St Mewan Community Primary School Ofsted Rating: Good Pupils: 448 Distance:6.34	☐	☒	☐	☐	☐
7	Grampound-With-Creed CofE Primary School Ofsted Rating: Not Rated Pupils: 57 Distance:6.35	☐	☒	☐	☐	☐
8	Pondhu Primary School Ofsted Rating: Good Pupils: 167 Distance:6.4	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Mount Charles School Ofsted Rating: Good Pupils: 367 Distance:6.62	☐	☒	☐	☐	☐
	Penrice Academy Ofsted Rating: Outstanding Pupils: 1426 Distance:6.69	☐	☐	☒	☐	☐
	Restormel Academy Ofsted Rating: Good Pupils: 29 Distance:6.74	☐	☐	☒	☐	☐
	Charlestown Primary School Ofsted Rating: Good Pupils: 410 Distance:6.82	☐	☒	☐	☐	☐
	Poltair School Ofsted Rating: Good Pupils: 856 Distance:6.99	☐	☐	☒	☐	☐
	Sandy Hill Academy Ofsted Rating: Outstanding Pupils: 453 Distance:7	☐	☒	☐	☐	☐
	Cornwall College Ofsted Rating: Good Pupils:0 Distance:7.23	☐	☐	☒	☐	☐
	Bishop Bronescombe CofE School Ofsted Rating: Good Pupils: 294 Distance:7.42	☐	☒	☐	☐	☐

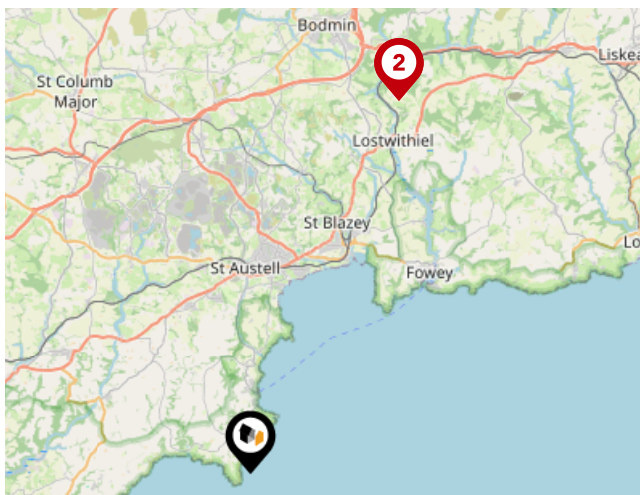
Area

Transport (Local)



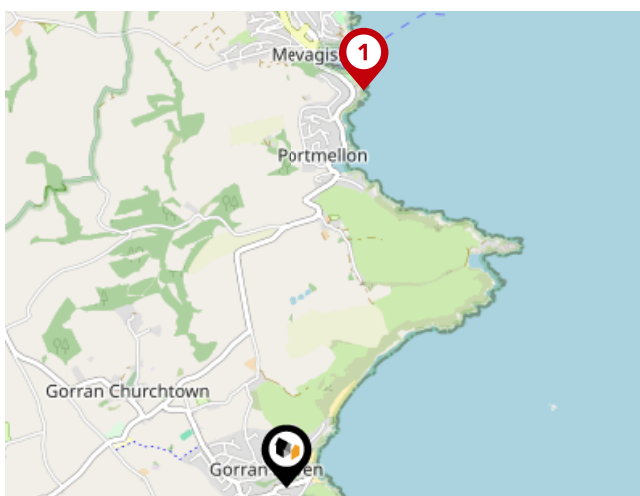
Bus Stops/Stations

Pin	Name	Distance
1	Car Park	0.13 miles
2	Rice Farm	0.2 miles
3	Rice Farm	0.21 miles
4	Triangle	0.27 miles
5	Wansford Meadows	0.35 miles



Local Connections

Pin	Name	Distance
1	Bodmin Parkway (Bodmin and Wenford Railway)	15.23 miles
2	Bodmin Parkway (Bodmin and Wenford Railway)	15.24 miles



Ferry Terminals

Pin	Name	Distance
1	Mevagissey Ferry Landing	1.92 miles
2	Fowey Ferry Landing	9.26 miles
3	Polruan Ferry Landing	9.17 miles



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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