



Trelewse

H Tiddy

Trelewse

A versatile and generously proportioned detached house which has been in the ownership of the same family since it was built in the early 1970's. Offering beautiful coastal and countryside views, this rare opportunity is located within walking distance of local amenities, coastal walks and beaches.

Accommodation Summary

Total Internal Floor Area: 3191.17 sq.ft. (296.47 sq. m.)

Plot Size: Circa 0.12 Acres

Ground Floor

Open Porch, Entrance Hall, Dining Room, Sun Room, Living Room, Kitchen / Breakfast Room, Utility, Rear Porch, Bedroom Five, and Bathroom.

First Floor

Landing, Principal Bedroom, Three Further Bedrooms, Bathroom, Separate WC, and Shower Room.

Lower Ground Floor

Obvious Potential for Further Accommodation or Annexe (subject to any necessary consents). Lower Hall, Three good sized Basement Rooms, Cellar (limited head room).

Integral Double Garage (with Inspection Pit):

Dual Entrance Driveway and Parking Forecourt for several cars, caravan or boat.

Rear Garden

Relatively level, mainly laid to Lawn with Greenhouse and Pagoda.



Introduction

Deceptively spacious from initial outside appearances with accommodation arranged over three floors, Trelewse has the most outstanding and delightful uninterrupted views that must be seen for full appreciation. The panorama from the ground and first floor rooms within the property encompass the village to the harbour and sandy beach, following the south west coastal path along the coastline from Maenease Point to Pabyer and Chapel Points, then miles of open sea past The Gwineas and, on clearer days, towards Rame Head and the Eddystone Lighthouse.

Warmed by an oil-fired heating system and with double glazed windows and solar panels, the property is liveable but has reached a stage of its life where it requires modernisation thus offering a blank canvas and a variety of flexible living options.



Summary

Suited towards the permanent or holiday home family or retiring buyer, this substantial dwelling has the potential for the multiple generation family. Equally, the property was historically successfully run as a guest house and is ideal for those looking to create a home with an income. Its light and airy versatile accommodation, mature gardens, enviable views and location as well as of village amenities, represent a very rare opportunity.











Local beach of Gorran Haven



Location Summary

(Distances and times are approximate)

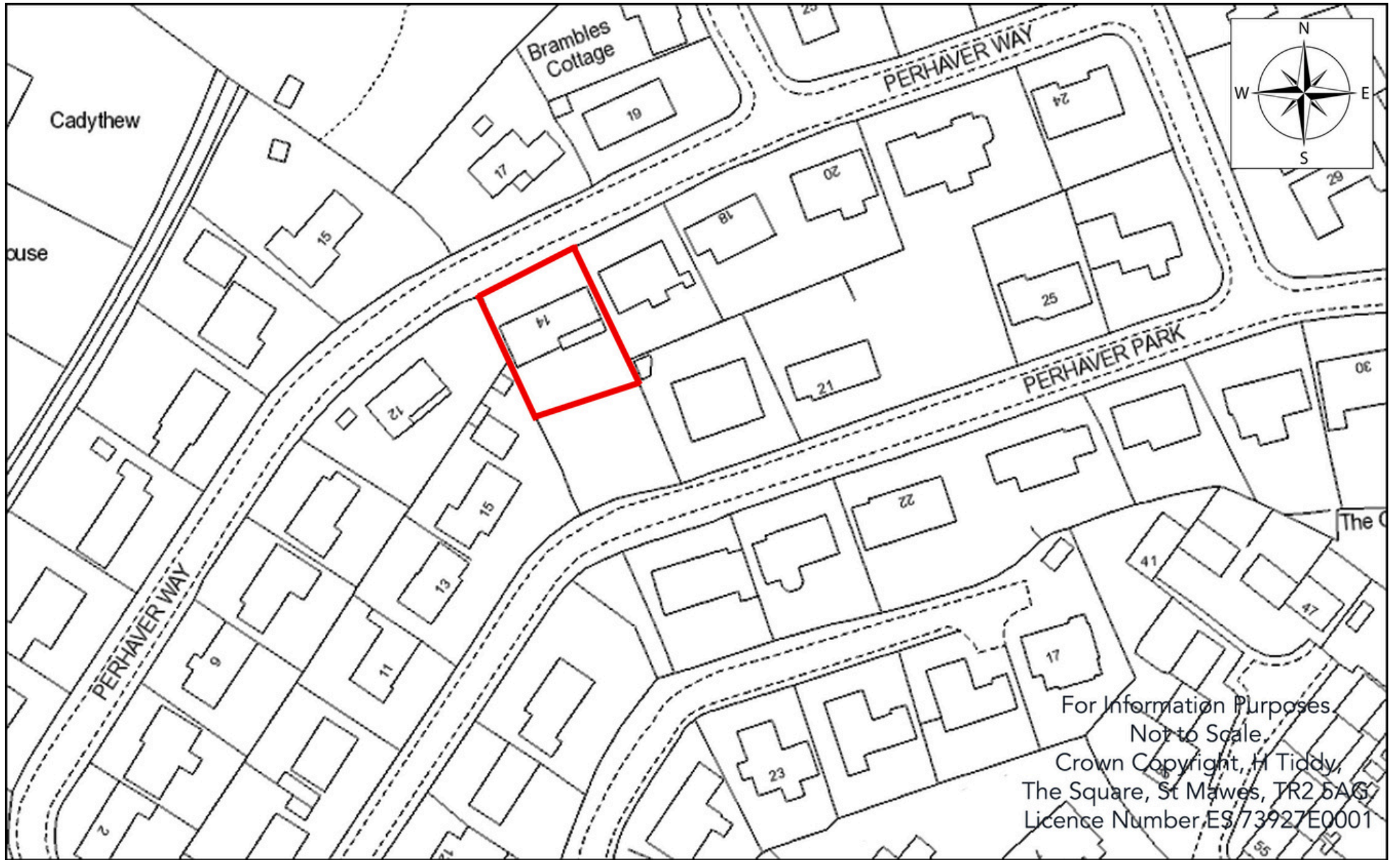
Gorran Haven Beach and Harbour: 700 yards. Post Office and Mini Supermarket: 725 yards. Gorran Primary School: 1 mile. Gorran Churchtown: 1 mile. Porthluney Cove Beach: 1.5 miles. Working fishing village of Mevagissey: 3 miles. The famous 'Lost Gardens of Heligan': 4.5 miles. St Austell: 8.5 miles (London Paddington about 4.5 hours by direct train). Tregony: 7.5 miles (primary and secondary schools). The Eden Project: 12.5 miles. St Mawes: 15.5 miles. Truro: 16 miles. Cornwall International Airport Newquay: 22 miles (regular daily flights to London plus connections to other UK regional airports and European destinations).

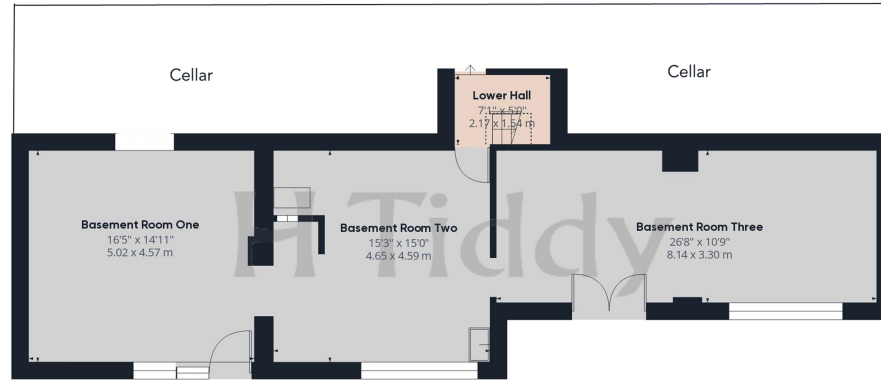
Gorran Haven

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. The relatively undiscovered and historic fishing village of Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The harbour beach is dog friendly and has a historic quay, boat moorings, and safe bathing. The village has all-year-round social activities including church, cricket club, gig rowing club, crafts, music gala and a street fair. Amenities catering for everyday needs include: mini-market/newsagent/post office, fish and chip takeaway/restaurant, restaurant, café, hairdresser plus two nearby pubs. The village has a well reputed primary school and for secondary education, the village is within the catchment of the Ofsted Rated "Outstanding" Roseland Academy at nearby Tregony.

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).





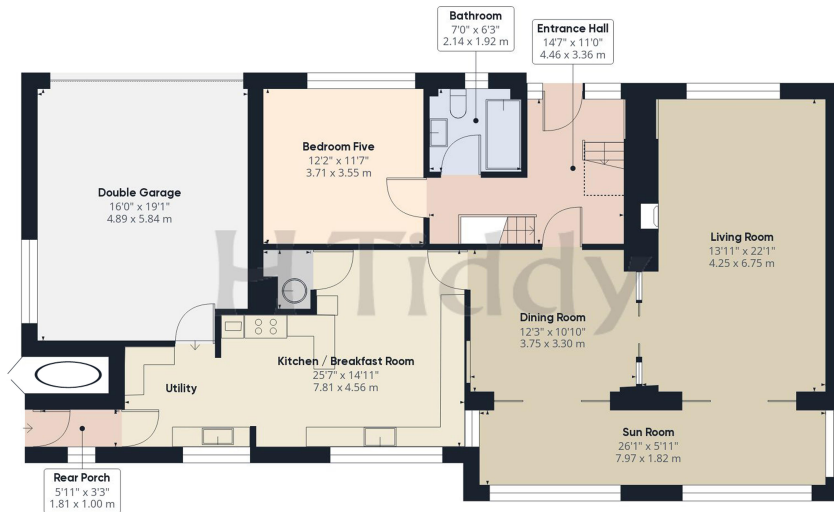
Lower Ground Floor

Approximate total area⁽¹⁾

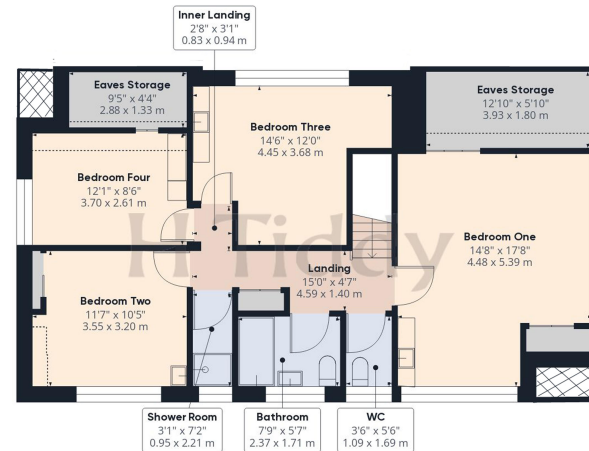
3191.17 ft²
296.47 m²

Reduced headroom

126.29 ft²
11.73 m²



Ground Floor



First Floor

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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General and Material Information

Services and Specifications: Mains water, electricity and drainage. Oil fired central heating to radiators. Solar panels for hot water plus electric immersion. Oil fired Aga. Double glazed windows.

Energy Performance Certificate Rating: E

Council Tax Band: E

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

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 74 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Low.

Tenure: Freehold..

Land Registry Title Number: CL29773.

Viewing: Strictly by appointment with H Tiddy.

Trelewse

14 Perhaver Way
Gorran Haven
St. Austell
Cornwall
PL26 6PA

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

01326 270212
sales@htiddy.co.uk
www.htiddy.co.uk

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'.

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