



The Nook

H Tiddy

The Nook

A deceptively spacious and highly versatile 1930s detached dormer bungalow, brimming with character and period charm, offering four bedrooms, two bathrooms, a self-contained annexe, extensive workshop spaces, and beautifully landscaped gardens in desirable Gorran Haven.

Accommodation Summary

Total Internal Floor Area: 1,506 sq ft (139.7 sq m).

Ground Floor

Entrance Hallway/Sunroom, Inner Hallway, Dine-In Kitchen, Laundry Room, Living Room, Two Double Bedrooms, Single Bedroom, Family Bathroom, Boiler Room.

First Floor

Primary Bedroom Suite with Office/Dressing Area, En-Suite Bathroom.

Annexe

Double Bedroom with Kitchenette, Two Walk-In Wardrobes/Storage Rooms, En-Suite Shower Room.

Outside

Ample Driveway Parking for Several Cars, Detached Workshop/Garage.



Internally

Originally built in the 1930s, this detached dormer bungalow retains all the charm and character of its era, with high ceilings, decorative coving, and an abundance of natural light throughout. Meticulously maintained and thoughtfully adapted, the home offers an ideal blend of classic period elegance and modern functionality.

A sunny entrance hallway, which doubles as a relaxing sunroom, sets the tone for the rest of the home—light-filled, welcoming, and full of personality. The generous living room boasts a traditional inset log burner, a wide bay window with plantation-style shutters, and a fully glazed door that opens directly onto the garden, offering both comfort and character.

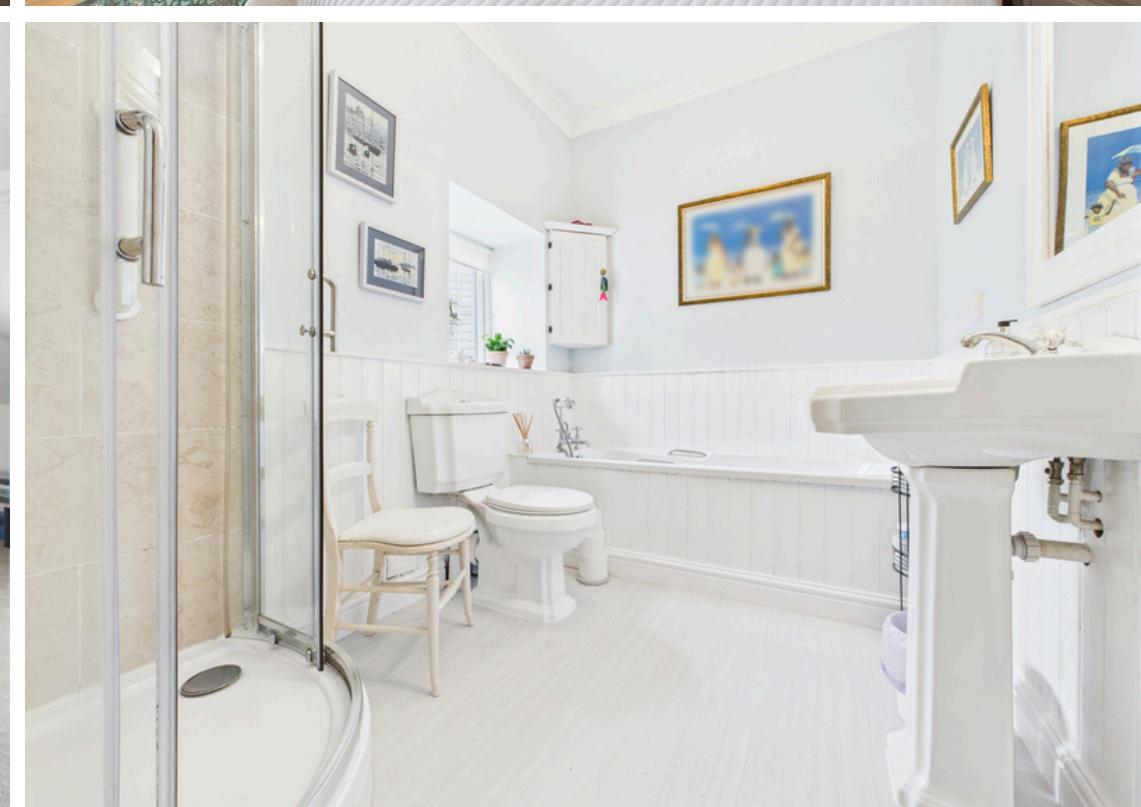
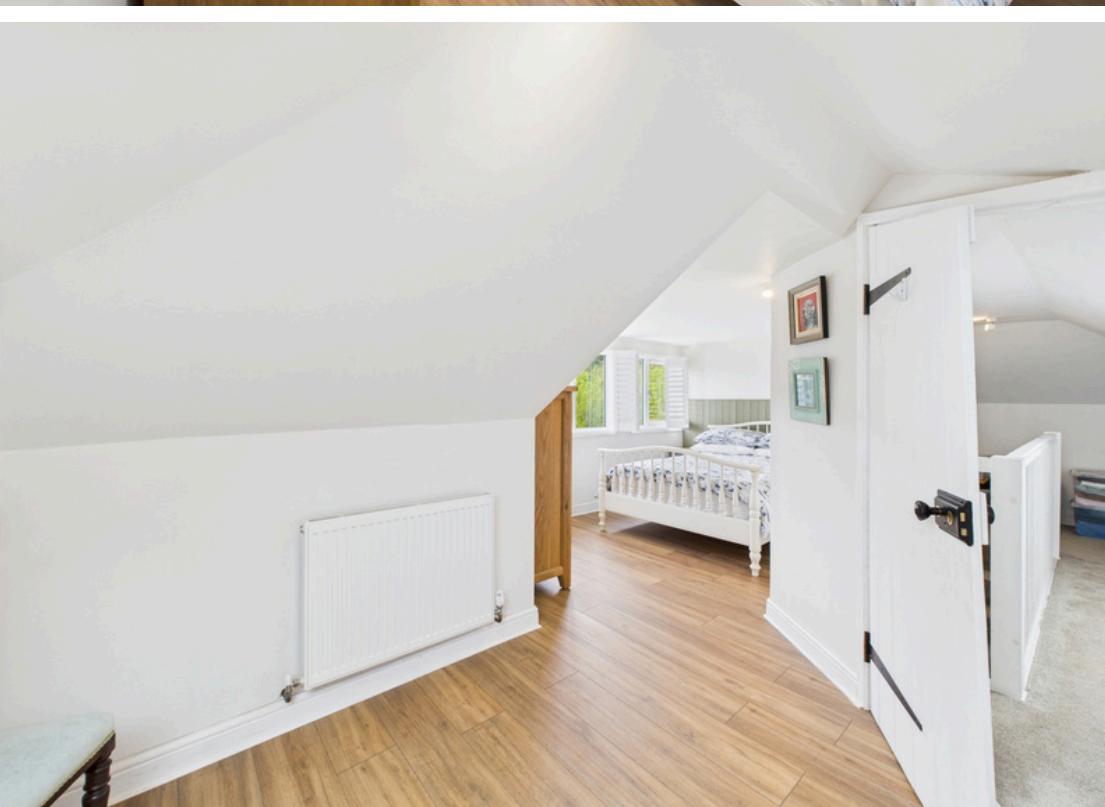
The bright eat-in kitchen provides ample workspace and storage, perfect for family cooking and entertaining. Adjacent is a multi-functional utility room, cleverly designed to also serve as a pantry and a separate boiler room.

The ground floor features two spacious double bedrooms, one with a beautiful bay window, and a further single bedroom, ideal for use as a study or nursery. A family bathroom with both a bath and separate shower completes the ground level.

Upstairs, the principal bedroom suite provides a tranquil escape, with a large double bedroom, dedicated office or dressing space, and an elegant en-suite bathroom.

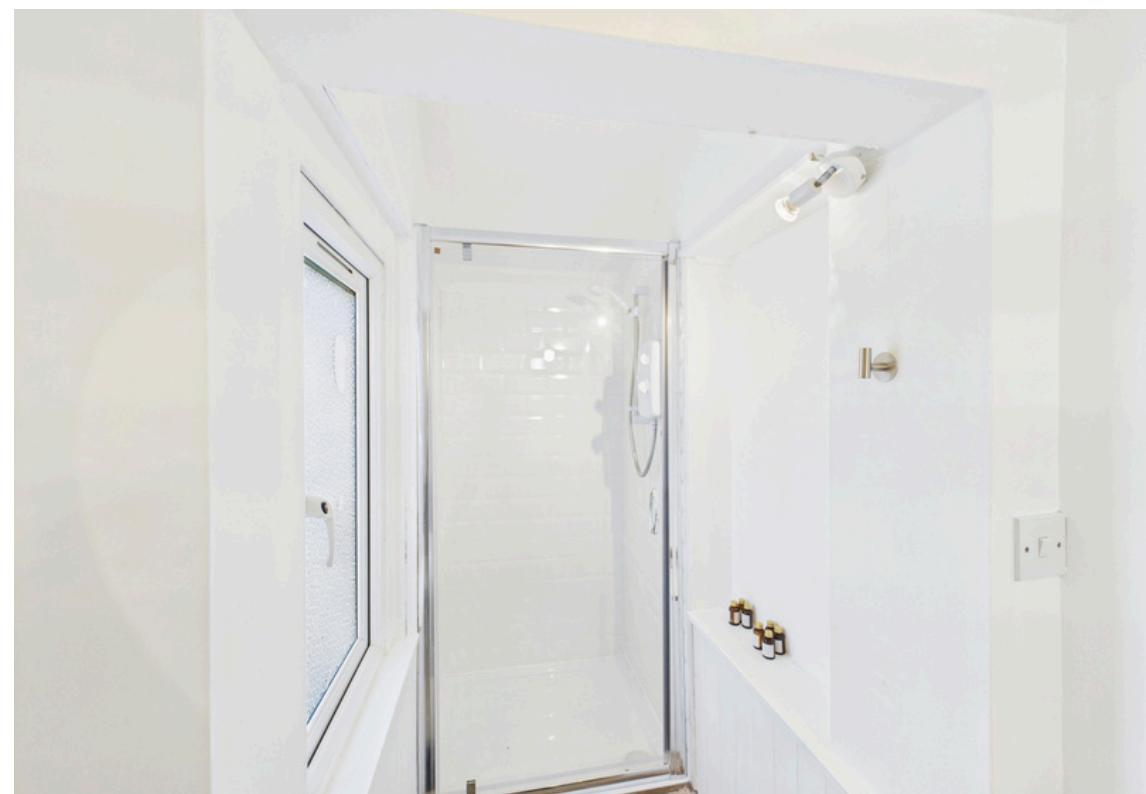






The Annexe

Positioned separately from the main residence is a detached, self-contained one-bedroom annexe, ideal for accommodating extended family, guests, or as a potential holiday let. It includes a kitchenette, and two walk-in wardrobes/storage spaces - making it a highly adaptable addition to the property.



Outside

Outside, the wrap-around garden has been beautifully hard-landscaped for easy upkeep, featuring well-planted shrubs, suntrap seating areas, and even a charming wildlife pond that enhances the tranquil setting. To the front, there's a welcoming patio space, ideal for alfresco lounging.

For those in need of serious storage, hobby space, or business use, this property delivers – with a large, detached workshop, a further substantial garage/workshop, and two additional workshop spaces offering enormous potential for creative or commercial pursuits.

The spacious driveway provides ample off-road parking and completes the impressive list of features this home has to offer.



Local beach of Gorran Haven



Location Summary

(Distances and times are approximate)

Gorran Haven Beach – 500 yards. 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 "Good") and Gorran Haven itself is within the catchment of the "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). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and a number of European destinations.

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). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Paul Wadham at Hotel Tresanton in St Mawes, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.



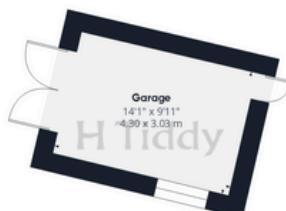
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2329 ft²

216.4 m²

Reduced headroom

75 ft²

7 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

General Information

Services: Mains water, electricity and drainage. Oil fired central heating. Solar Panels owned outright by the property.

Energy Performance Certificate Rating: C

Council Tax Band: E

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

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. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Number: CL6835.

Viewing: Strictly by appointment with H Tiddy.

The Nook

Rice Lane
Gorran Haven
St. Austell
Cornwall
PL26 6JF

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'.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

