



Brebryallen



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This charming four-bedroom, three-bathroom detached house in the highly sought-after village of Gorran Haven offers a perfect blend of comfort and potential. Nestled in a non-estate setting, the property boasts well-maintained front and rear gardens, off-street parking, and a double integrated garage. Additionally, there is exciting potential to create a self-contained annexe (subject to any necessary consents), adding versatility to this already very attractive home.



Accommodation Summary

Gross Internal Floor Area: 1,632 sq. ft. (151 sq. m.).

Ground Floor

Double Bedroom, Shower Room, Integral Double Garage.

First Floor

Entrance Hall, Kitchen, Living / Dining Room, Three Double Bedrooms, (One with En-Suite Shower Room), Family Bathroom.

Outside

Front Elevated Garden with Wildlife Pond, Ample Driveway Parking, Rear Enclosed Garden.



Brebryallen: Description

Discover this spacious detached property offering a perfect blend of comfort and elegance. Nestled in a peaceful, non-estate location, this spacious home boasts four bedrooms, three bathrooms, and a range of superb features that cater to modern family living. The majority of the living accommodation is conveniently situated on a single level.

The heart of the house is the dual aspect living / dining area, which provides abundant natural light and a seamless flow for entertaining and relaxation. The fully equipped kitchen features an oil-fired Stanley range with a back-boiler, perfect for cooking enthusiasts and those who appreciate traditional cooking methods.

The property includes three well-appointed bath / shower rooms, providing convenience and comfort for the entire household. The ground floor features a spacious bedroom with an en-suite bathroom, offering potential to convert into a self-contained annexe, subject to the necessary planning permissions. This flexible living arrangement makes it an ideal choice for families or those seeking additional accommodation options, or possible income potential.

To the front of the property, the elevated front lawned garden creates a picturesque welcome, complete with a charming wildlife pond. Ample gravelled parking space and an integral garage provide secure parking and additional storage. The rear garden is primarily laid to lawn, featuring a covered patio area accessible from both the living room and the kitchen. This outdoor space is perfect for dining al fresco, entertaining, or simply relaxing while enjoying the tranquility of the surroundings.

This delightful home combines practical living with the potential for further customisation, making it an ideal choice for those seeking a flexible and spacious family home. The relaxing surroundings and ample outdoor space offer a perfect retreat while being conveniently close to local amenities and transport links.







Location Summary

(Distances and times are approximate)

Gorran Haven Beach – 800 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

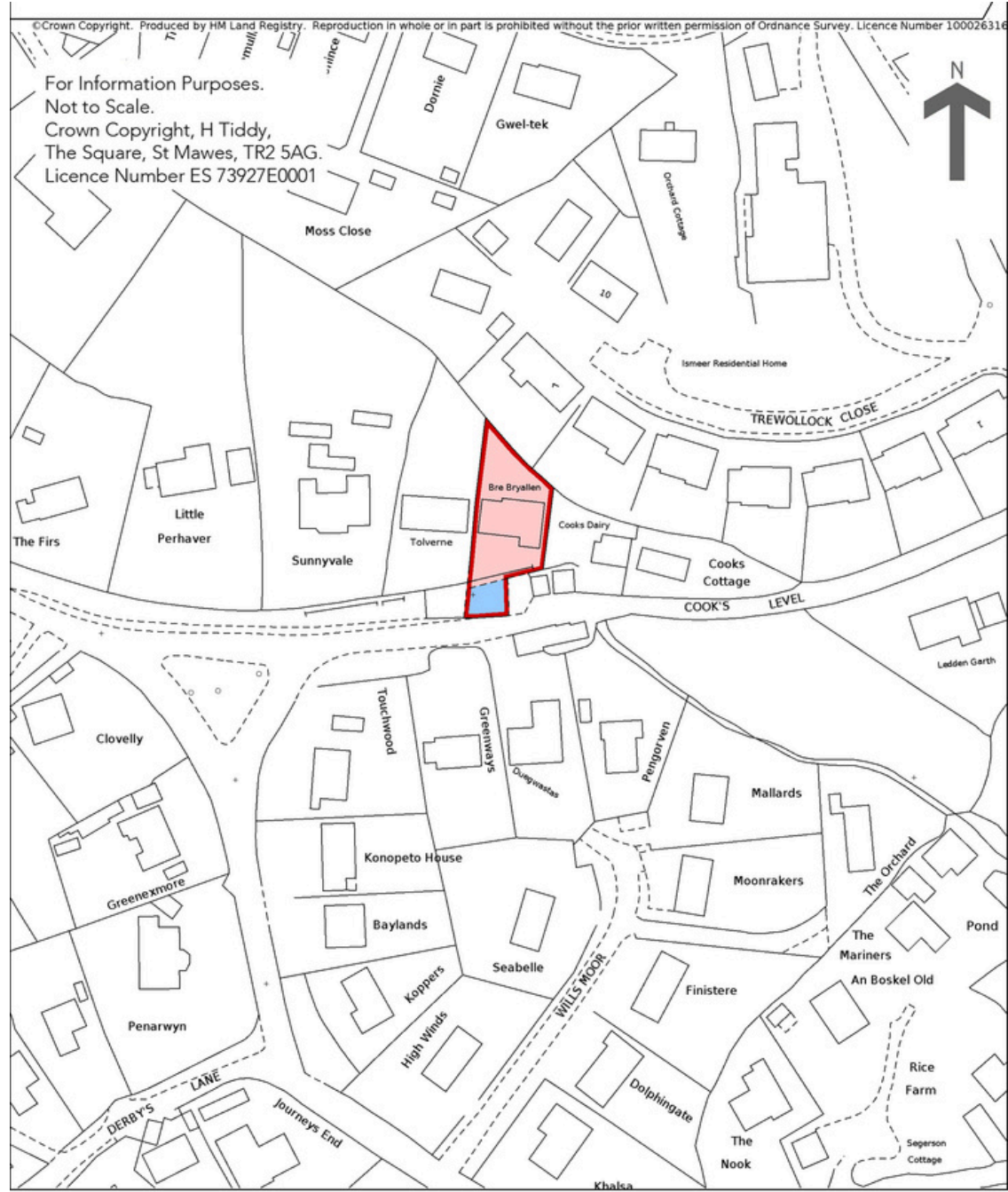
The South Cornwall coastal area in and around Gorran Haven is renowned for its outstanding natural beauty and beaches. The South Cornwall Coast Path is nearby providing miles of spectacular cliff-top walks. Gorran Haven has a very picturesque harbour and there are two lovely sandy beaches. The village 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.

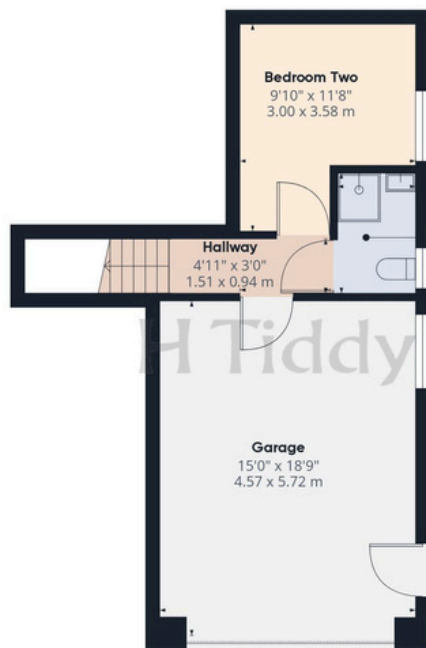
Cornwall

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), Paul Ainsworth (Padstow and Rock) and Michael Caines (Maenporth). Rising stars on The Roseland are Paul Green at the Driftwood, Rosevine, Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, and Stuart Shaw at the Idle Rocks, St Mawes.

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Not to Scale.
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First Floor

Shower Room
4'6" x 6'8"
1.37 x 2.03 m



Ground Floor

Approximate total area⁽¹⁾
1632.76 ft²
151.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Cooks Level
Gorran Haven
Cornwall
PL26 6JB

General Information

Services and Specifications: Mains water, electricity and drainage. Oil-fired central heating. Television and Satellite Points.

Energy Performance Certificate Rating: E

Council Tax Band: E

Ofcom Outdoor Mobile Area Coverage Rating: Likely.

Broadband: FTTC Broadband available: Openreach predicted max download speeds: GFast 330Mbps; Superfast 61Mbps; Standard 24 Mbps.

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

Tenure: Freehold.

Land Registry Title Number: CL165732

Viewing: Strictly by appointment with H Tiddy.

H Tiddy Estate Agents

The Square
St Mawes
Truro
Cornwall
TR2 5AG

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

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