



Old Coastguard House

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A historic five bedroom detached coastal residence of distinction, sympathetically restored to exceptional standards of quality, located within good sized gardens approximately 175 yards of the beach and capturing beautiful far reaching sea views throughout.

Accommodation Summary

Gross Internal Floor Area: 1,972.27 sq ft (183.23 sq m).

Ground Floor

Entrance Porch, Reception Hall, Living Room, Sitting / Media Room with Connecting Bathroom, Inner Hall, Study / Gym / Bedroom Five, Bathroom, Sun / Family Room, Dining Room, Kitchen / Breakfast Room, Utility Room / Pantry.

First Floor

Galleried Landing, Principal Bedroom with En-Suite Shower Room, Bedroom Three, Inner Landing, Shower Room, Bedroom Two with En-Suite Shower Room.

Second Floor

Landing Area, Attic Bedroom Four with En-Suite W/C.

Detached Double Garage / Workshop

Sweeping Driveway and Parking Forecourt for several cars, caravan or boat. Further Parking / Boat Space (incorporating two sheds) via a separate access at the rear.

Planning Permission

Planning permission exists to build a new timber clad garage with additional parking to the rear, re-landscape the gardens and build a new mono-pitch orangery off the Sitting / Media Room.

The Gardens (Plot Size Circa 0.26 Acres)

Surrounding gardens with pedestrian access gate, pathways, areas of lawns with shrubs dispersed, orchard and sun terrace.



Introduction

Set in a commanding position, this beautifully appointed and exceptionally restored character residence has the most outstanding and delightful uninterrupted views that must be seen for full appreciation. The panorama from the majority of the rooms within the property encompass the village and pretty church 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.

Over the last few years our clients have commissioned builders to painstakingly restore Old Coastguard House back to its former glory whilst installing modern day comforts such as insulation to the walls and floors, new double glazed timber casement windows, re-wiring and plumbing including a new boiler and heating system. The stylish bath and shower rooms, bespoke kitchen, and overall character features such as four working fireplaces, decor, cornices, and architraves have been created to follow the Victorian theme.

Historical Note

Built under a tender dated 1867 for the Lords Commissioners of the Admiralty in London, Old Coastguard House served as the district Coastguard Station and residence of the head of the Coastguard through to the 1980's when it became a private residence. The hilltop location was chosen for its commanding view of the coastline as far as Eddystone lighthouse. The adjacent row of coastguard cottages served to accommodate additional coastguard staff and their families and the old Coastguard flagpole is still in use in the neighbouring Llawanroc hotel. It was from Old Coastguard House that the Coastguard manned and maintained the historic watch hut located on Nearby Dodman Point.

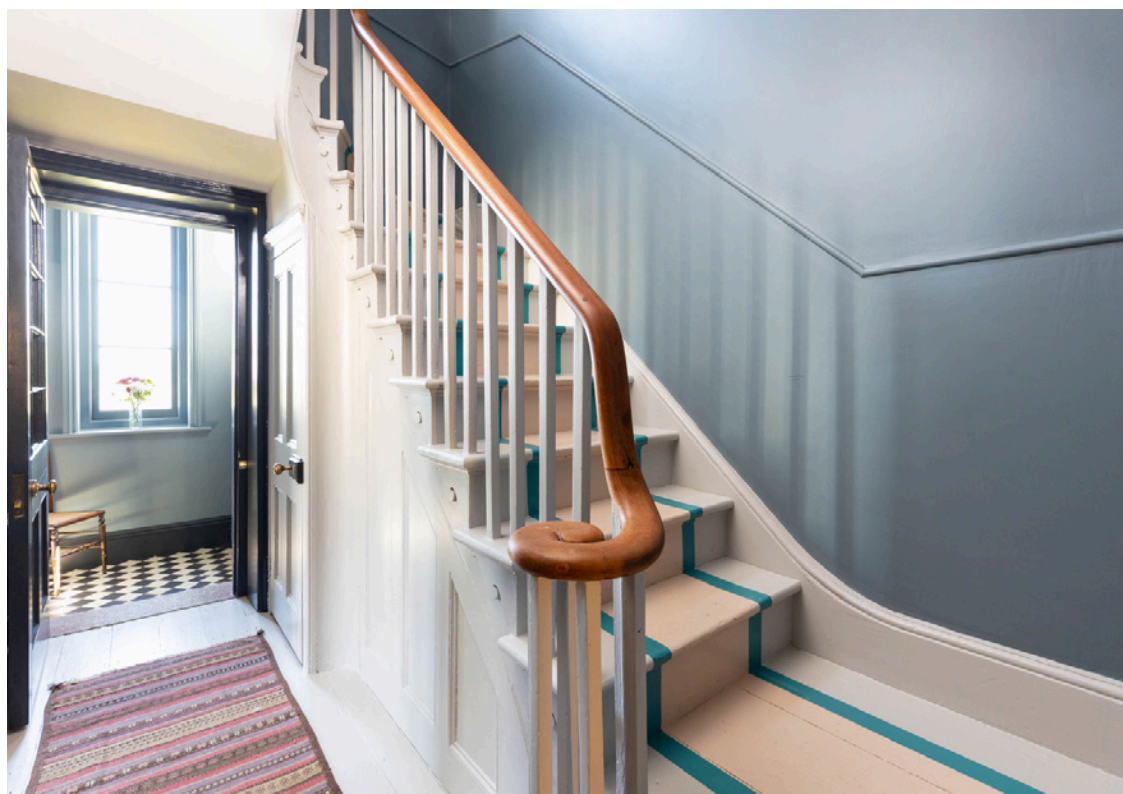
Summary

Suited towards the permanent or holiday home buyer, this spacious property also has the potential for the multiple generation family. It's light and airy, characterful ready to move into accommodation, good sized gardens, enviable views and location on top of village amenities, represent a very rare opportunity which requires an internal inspection to fully appreciate.













Location Summary

(Distances and times are approximate)

Gorrans Haven Beach and Harbour: 175 yards. Post Office and Mini Supermarket: 175 yards. Gorrans Primary School: 1 mile. Gorrans 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).

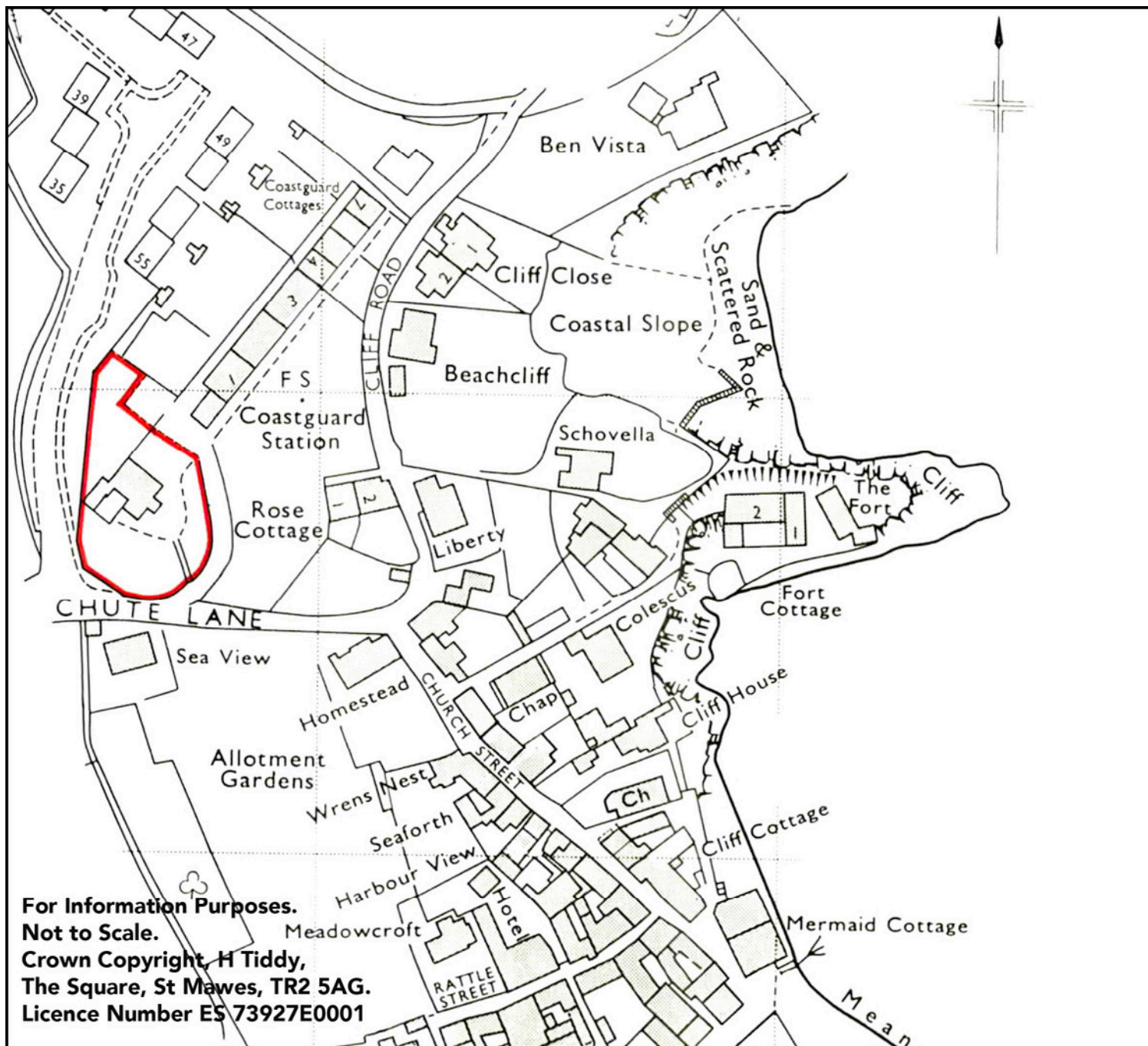
Gorrans Haven

The South Cornwall coastal area in and around Gorrans 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 Gorrans 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, restaurant, café, hairdresser, fish and chip takeaway/restaurant, 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.

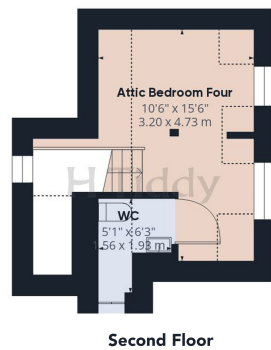
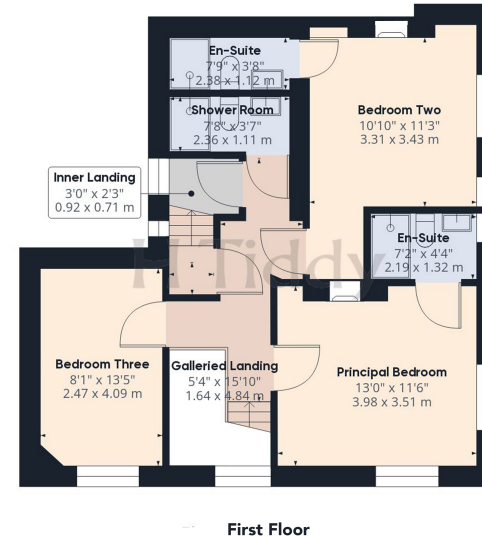
Cornwall

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).

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.



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Not to Scale.
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Approximate total area⁽¹⁾

2188.41 ft²

203.31 m²

Reduced headroom

75.46 ft²

7.01 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.

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General Information

Services: Mains water, electricity and drainage.

Specifications: Oil fired central heating. Wood-burners. Walls insulated, re-wired and re-plumbed with new energy efficient boiler plus double-glazed timber casement windows and doors replaced in 2018. Second Floor dormer windows fitted in 2024. New Sun / Family Room built in 2022.

Energy Performance Certificate Rating: E

Council Tax Band: D

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 72 Mbps; Standard 24 Mbps.

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

Tenure: FREEHOLD.

Land Registry Title Number: CL33524.

Relevant Planning Permissions: PA23/04446 | (19-06-2023) Construction of new orangery on the NE side of the existing dwelling. Removal of existing concrete double garage and replacement with new timber-framed, timber clad garage. Installation of new timber double gates. PA16/07395 | (08-08-2016) Replace two existing Velux windows with two small dormer windows. Replace render to external walls.

Viewing: Strictly by appointment with H Tiddy.

Old Coastguard House

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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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