

10 CHUTE LANE, GORRAN HAVEN, PL26 6NU
GUIDE PRICE £675,000



ENJOYING BREATH TAKING SEA AND COUNTRYSIDE VIEWS, IN A QUIET TUCKED AWAY POSITION WITHIN BEAUTIFUL GARDENS, IS THIS VERSATILE FOUR BEDROOM FAMILY RESIDENCE. CURRENTLY OFFERING AMPLE PARKING FOR NUMEROUS VEHICLES, GARAGE, BEAUTIFULLY APPOINTED CONSERVATORY, LOUNGE, KITCHEN/DINER/UTILITY, PRINCIPAL BEDROOM WITH DRESSING AREA AND EN-SUITE, ALL WITHIN A SHORT WALK DOWN TO THE BEACH AND HARBOUR. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FANTASTIC TUCKED AWAY POSITION AND SUNNY ASPECT. EPC - E



The heart of Gorran Haven is a cluster of fishermen's cottages, nestling around a secluded cove. The two village beaches have golden sand making them ideal for the whole family (including dogs on a lead). The main beach is accessible to all, and all facilities are close by including a large car park. The harbour is sheltered by a stone quay from which angling trips are available and there are visitors moorings for the boating enthusiasts. To the west of Gorran Haven is Caerhays Castle, beach and gardens. Caerhays beach is sheltered with golden sand, beach cafe and ample car parking. The gardens are open in the spring, to the public and boast a breath taking collection of tropical plants in an idyllic setting, is approximately 3 miles away. The village offers a range of amenities to include a grocery shop and post office. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 15 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 16 miles from the property. St Austell town centre is located approximately 12 miles away and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with supermarkets. There are good primary and secondary schools within close proximity.

Directions:

As you enter Gorran Haven come down past the Recreational Ground and Playground on the right hand side. you will then notice the Gorran Haven signs with 30mph speed limit. Carry on down the hill, past Porth East Way on your left and Treliспen Park on your right, taking the next left hand turn by the Post Box and Phone Box onto Cooks Level. The road will narrow, heading toward the Llawnroc Hotel, go past the left hand turn onto Trewollock Lane, onto Chute Lane, follow the road down past the lower left hand turn taking the next right, on a tree you will notice a sign on a tree for numbers 10 and 12. Turn onto the private lane with a farm house gate, follow it down past the property and continue to the side, number 10 will appear at the end.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the driveway there is a covered front entrance with obscure glazed light panel leading into warm, large, welcoming hallway.

Hallway



Carpeted flooring. Staircase to first floor and staircase down to main living area. Radiator. Six panel wood door into modern cloakroom/WC.

Cloakroom/WC:

Obscure double glazed window with pull back vertical blinds to the side. Comprising low level WC with hidden cistern and basin set into a white gloss vanity storage unit with lit mirror above. Chrome heater ladder towel rail. Finished with a fully tiled wall and floor surround with decorative border. Recess spotlighting.

Stairs lead down the main living area. Six panel wood door in to kitchen/diner.

Kitchen/Diner:

8'11" x 12'2" x 18'4" maximum points (2.72m x 3.73m x 5.60m maximum points)



Two double glazed windows enjoying the fabulous views out to sea and across the countryside enjoying the sunny aspect, one with radiator beneath. Tile effect floor covering continuing into utility room. Obscure glazed arch door and light panel into the main living lounge. The kitchen itself comprises a range of light cream fronted units with square edged

work surfaces incorporating one and a half bowl sink and drainer with mixer tap. Four ring LPG hob with stainless steel extractor over and deep pan draws beneath incorporating cutlery draw. Low level oven with space for microwave. Door into large larder. Please note there is an additional six panel wood door leading back into the hallway. Recess spotlights. Six panel door into utility.



Lounge:
18'3" x 11'5" (5.57m x 3.48m)



(maximum measurement)
Enjoying the beautiful views from a large double glazed window with radiator beneath. Wood glazed door and side panel opening into the conservatory. Finished with a warm coloured carpeted flooring and a slate stone fireplace, hearth and surround with open fire. Further raised display section for TV.



Utility:
5'6" x 10'5" (1.69m x 3.20m)
Double glazed window to side enjoying views out over the garden. Stainless steel sink drainer with mixer tap and storage beneath. Space for further white good appliances. Sliding doors into office/workstation.

From the dining area a door leads to the lounge.

Conservatory:
16'0" x 10'5" (4.88m x 3.20m)



(maximum measurement)
Enjoying views out over the Harbour and to the sea and the countryside opposite. Enjoying a sunny aspect. A further feeling of space is enhanced by a vaulted glass roof. Two wall mounted heaters. Finished with a light tile effect floor covering. Ample array of wall mounted sockets throughout.

First Floor Landing:
From the entrance hall the staircase leads to the first floor landing. Access to loft. Six panel wood doors into all three bedrooms on this level, family bathroom and one into large airing cupboard with slatted shelving.

Principal Bedroom:
9'10" x 13'0" (3.02m x 3.97m)



(maximum measurement)
Offering a dual aspect, a great deal of sun and fabulous views down to the Harbour, out to sea and across to the countryside from two double glazed windows one with radiator beneath. Benefiting from built in bedside drawers, display shelving, dressing table and wardrobes. Arch through into dressing area with further built in wardrobe with storage above and glazed window with roller blind. Door into en-suite.

En-Suite:
5'8" x 4'10" (1.75m x 1.49m)
Obscure wood glazed window. Comprising of corner hand basin unit, low level WC and shower cubicle. Radiator.

Bedroom:
8'5" x 8'1" (2.57m x 2.47m)



Large double glazed window enjoying the views with radiator beneath. Finished with a light strip wood floor covering. Sliding doors into built in wardrobes.

Bedroom:
10'5" x 9'10" (3.18m x 3.00m)



(maximum measurement)
Large double glazed window enjoying the views with roller blind and radiator beneath. Sliding doors into built in wardrobes.

Bathroom:
7'4" x 7'10" (2.24m x 2.41m)



Large obscure double glazed window with Venetian blind. Part tiled wall surround with decorative border. Benefiting from a Whirlpool bath with separate shower head attachment. Single cubicle with integrated shower system. Low level WC. Hand basin with glass mirror fronted vanity unit above. Chrome heated ladder towel rail. Recess spot lighting.

Office/Workstation:

7'5" x 9'8" (2.28m x 2.97m)



Matching floor leading through from the utility. Radiator. Under stairs storage. Turning staircase to additional bedroom. Part double glazed door with window to the side opening out onto the garden. Handrail and carpeted staircase leads to the open bedroom area.

Open Bedroom Area:

9'8" x 10'8" (2.97m x 3.26m)



(maximum measurement incorporating staircase)
Enjoying far reaching views from a large double glazed window. Over stairs louvre wood door storage. Radiator.

Outside:

One of the main selling points of this property is its fantastic position which enjoys a great deal of sun during the day and into the evening, whilst enjoying the fabulous views. Timber pillared entrance opening into carparking for numerous vehicles with additional parking to the side and garage.

Garage:

17'10" x 9'0" (5.45m x 2.75m)

(maximum measurement)

Door to front. Glazed window to rear. Power and light.



The additional parking continues around with ample space for further vehicles, boat or caravan. To the side there are steps up onto a large kitchen/garden area from where you can also enjoy the views. The garden continues around and opens out onto an area of open lawn which continues to the far end of the garden with timber sheds and where you can turn and enjoy the views of Gorran Haven in a degree of high privacy. To the side there is also a raised paved patio ideal of alfresco dining and entertaining. Outside shower facilities. A paved pathway widens and opens out to the rear of the property with a large decked area from where you can also enjoy the views.



Council Tax - E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	





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