



ROHRS & ROWE



Mennavean  
Manaccan  
Helston  
TR12 6HD

- Beautiful creekside location
- Water views from all principal rooms
- Sitting room with inglenook fireplace
- Further reception room
- Master bedroom en suite
- 2 further bedrooms with water views
- Private quay & slipway
- Elevated gardens with stunning views across the creek
- Parking for two cars
- Double garage
- Courtyard garden
- Water frontage
- Council Tax Band F
- EPC G



ROHRS & ROWE



A stone waterside cottage with elevated gardens overlooking Gillan Creek. The cottage is a two-story stone building with a grey slate roof and two chimneys. It features several windows with white frames and a small green shed to the left. The property is situated on a grassy bank with a stone retaining wall overlooking the water. A paved driveway leads to the house, and a large, dense forest of green trees surrounds the property. In the background, other houses are visible across the water, and the sky is filled with dramatic, grey clouds.

**A SPACIOUS 3-BEDROOM WATERSIDE COTTAGE WITH ELEVATED GARDENS PROVIDING SPECTACULAR VIEWS  
ACROSS GILLAN CREEK**









#### PROPERTY

Mennavean is situated in a wonderful position at the head of the beautiful Gillan Creek, just outside the charming village of Manaccan. The property itself occupies a waterside location, affording idyllic views from nearly every room. Downstairs, the kitchen is comfortably sized and offers eye-level views across the creek. Leading from this is a very generously sized sitting/dining room, with a feature inglenook fireplace, wood-burner stove and slate flooring adding plenty of character. On this level, there is a further reception room, also with creek views, along with a family bathroom and WC adjacent to the kitchen. Upstairs, the two guest bedrooms are well-proportioned and both benefit from water views. The master bedroom en suite is designed to provide wonderful views across Gillan Creek from nearly every angle.

The outside of the property is particularly noteworthy, as it truly maximises its stunning position. There is a good-sized courtyard directly adjacent to the property, as well as a large elevated garden space to the rear, which further enhances the waterside location and provides another lovely spot to sit, barbecue, and soak up the sun while enjoying the views. Directly by the water, Mennavean also benefits from a private quay and slipway, along with a well-sized lawned area. Adjacent to this is an off-road parking space large enough for two cars, and there is also a double garage, outside storage area and further hard standing for a car or boat.













**KYNANCE COVE**



**COVERACK**



**GILLAN CREEK**



**HELFDORD RIVER**

**LOCATION**

Manaccan is a very attractive village located close to the beautiful Helford River, made famous by Daphne Du Maurier and her novel Frenchman's Creek. This area offers a wide range of sailing and boating opportunities, as well as numerous scenic coastal walks. There are many special places within easy reach, such as the ever-popular village of Coverack, with its lovely beach and diving opportunities, and Kynance Cove. For convenience, the town of Helston is just 10 miles away, offering a variety of shopping options. Nearby Falmouth has long been held in high regard as a location and has previously been voted as the best place in the UK to live by readers of the Sunday Times. The location is dominated by the water which provides a wide range of leisure and lifestyle opportunities with a selection of stunning beaches to choose from

**DISTANCES**

Gillan Cove: 1 Mile • Helford River Sailing Club: 1.9 Miles • Coverack: 5.5 Miles • Kynance Cove 12 Miles. • Helston 10 Miles • Porthleven 12 miles • Marazion( ST Michaels Mount): 20 Miles • Penzance: 23 Miles • St Ives: 25 Miles • Falmouth: 19 Miles • Truro: 24 Miles • Newquay Airport: 42 Miles







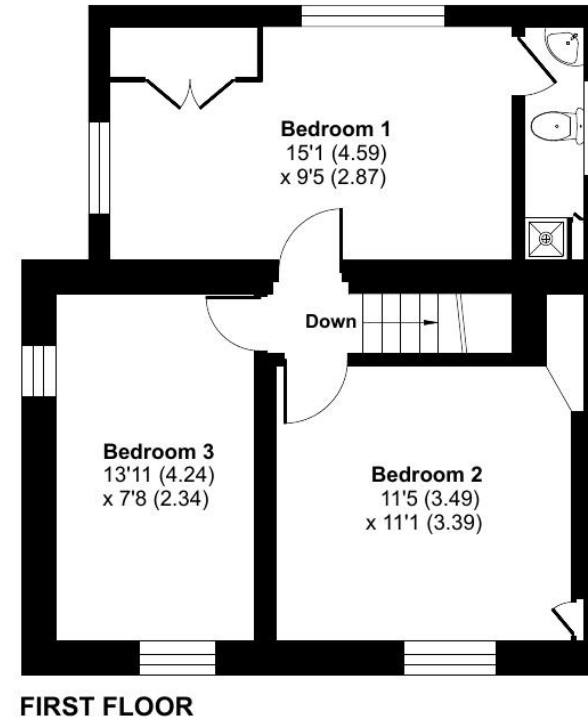
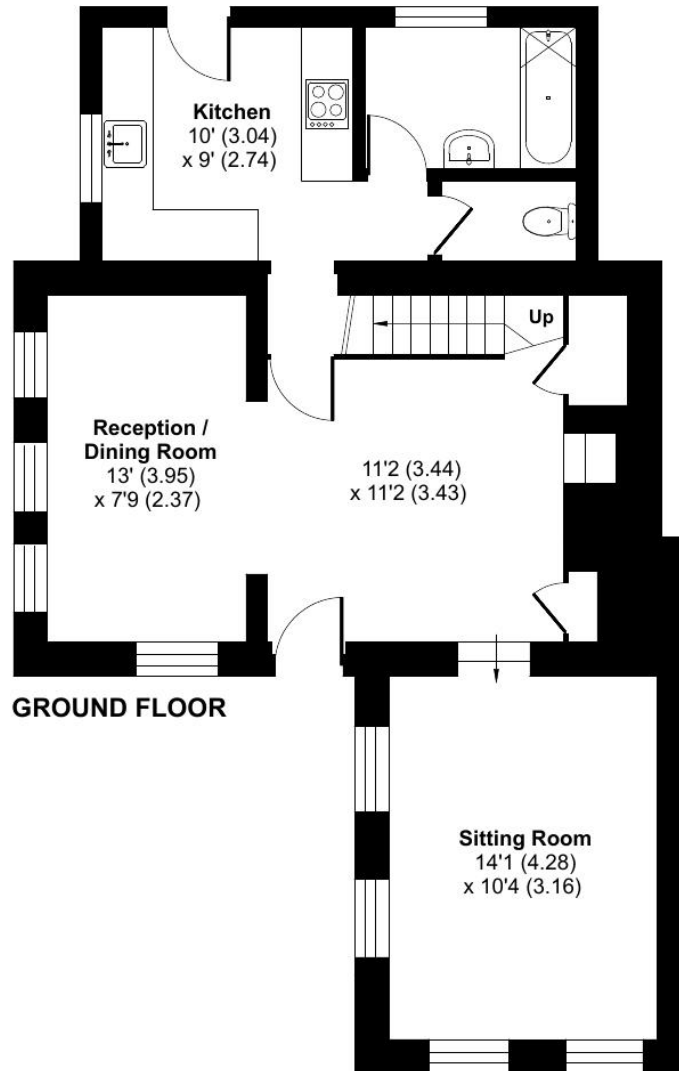




# Mennavean, Carne, Manaccan, Helston, TR12 6HD

Approximate Area = 1117 sq ft / 103.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Rohrs and Rowe. REF: 1110965





**Services:** Mains water & electricity. Private drainage(Modern water treatment plant). Propane gas central heating.

**Directions:** What3Words: ///credit.amplified.spins

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



**ROHRS & ROWE**

**TELEPHONE** 01872 306 360

**EMAIL** [Info@RohrsAndRowe.co.uk](mailto:Info@RohrsAndRowe.co.uk)

**WEBSITE** [www.RohrsAndRowe.co.uk](http://www.RohrsAndRowe.co.uk)

