



Landre



# Landre

Manaccan, Helston, Cornwall, TR12 6JH

Helford Village 1 mile Gillan Cove 2 Miles Helston 9 Miles

Beautifully presented bungalow in a superb village location with ancillary accommodation.

- Village Location
- 3 Bedroom Main Dwelling
- 1 Bedroom Ancillary Accommodation
- 2 En-suite
- Gardens
- Countryside Views
- Parking
- Detached Home Office
- Freehold
- Council Tax Band E

Guide Price £695,000

## SITUATION

Situated in an Area of Outstanding Natural Beauty, Manaccan is a traditional, unspoilt Cornish village nestling in attractive countryside south of the Helford River. Centred around a historic Norman church, this pretty village has a well-regarded primary school and popular local pub.

Helford Village is just over one mile away, while surrounding Landre there are a plethora of picturesque walks with Gillan Creek easily accessible over a footpath off Vicarage Lane. For sailing enthusiasts, the area offers excellent facilities with fabulous opportunities to explore the beautiful, wooded creeks.

The town of Helston, which offers a comprehensive range of amenities including a fine array of interesting shops and a wealth of traditional inns, is nearby. The cathedral city of Truro is approximately 22 miles distant.

## THE PROPERTY

Vicarage Lane is a no-through road which, as its name suggests is directly opposite the church and leads to The Old Vicarage. Passing along the lane is a public bridleway which links to a network of footpaths meandering onwards through open countryside.



Recently extended and remodelled by the current owners, Landre is a charming three-bedroom main house with an attached one-bedroom ancillary accommodation. It boasts large gardens and uninterrupted views of the countryside.

Beautifully presented throughout, the property offers flexible living arrangements with three ground-floor bedrooms, two of which are en-suite. The open-plan kitchen and living room provide much desired modern living, featuring dual-aspect windows that fill the room with light and patio doors that open to the property's sun terrace with stunning countryside views across open fields. Landre includes three double bedrooms, two of which have en-suite bathrooms and enjoy open views of the garden and fields beyond.

The accommodation comprises: entrance hallway, kitchen, living room, double bedroom, two en-suite double bedrooms, family bathroom, and utility room.

#### **ANCILLARY ACCOMODATION**

In addition to the main house, Landre benefits from the recent addition of a one-bedroom attached ancillary accommodation. This space includes a double bedroom, living room/kitchen, and bathroom, making it ideal for guests. It features independent access and a side garden separate from the main house.

#### **OUTSIDE**

Landre is approached via a driveway that provides parking for approximately three vehicles, with a terraced lawned garden at the front bordered by flower and shrub beds. To the rear, there is a large private family garden, mainly laid to lawn, with various areas designated for entertaining and relaxation. A standout feature of the property's outdoor space is the full-width sun terrace, accessible from the living room, which offers stunning countryside views. The south facing garden, which enjoys a sunny aspect, includes a patio, barbecue and al fresco dining area, and an abundance of plants, trees, flowers and shrub borders. There is also a vegetable plot and greenhouse.

A recent addition to the garden is a superb, bespoke contemporary timber home office equipped with high-speed broadband, ideal for working from home.

#### **SERVICES**

Mains water, and electricity.  
Private drainage (Septic tank)  
Superfast Broadband available (Ofcom)  
O2, EE, Vodaphone & Three signal Likely (Ofcom)

#### **VIEWINGS**

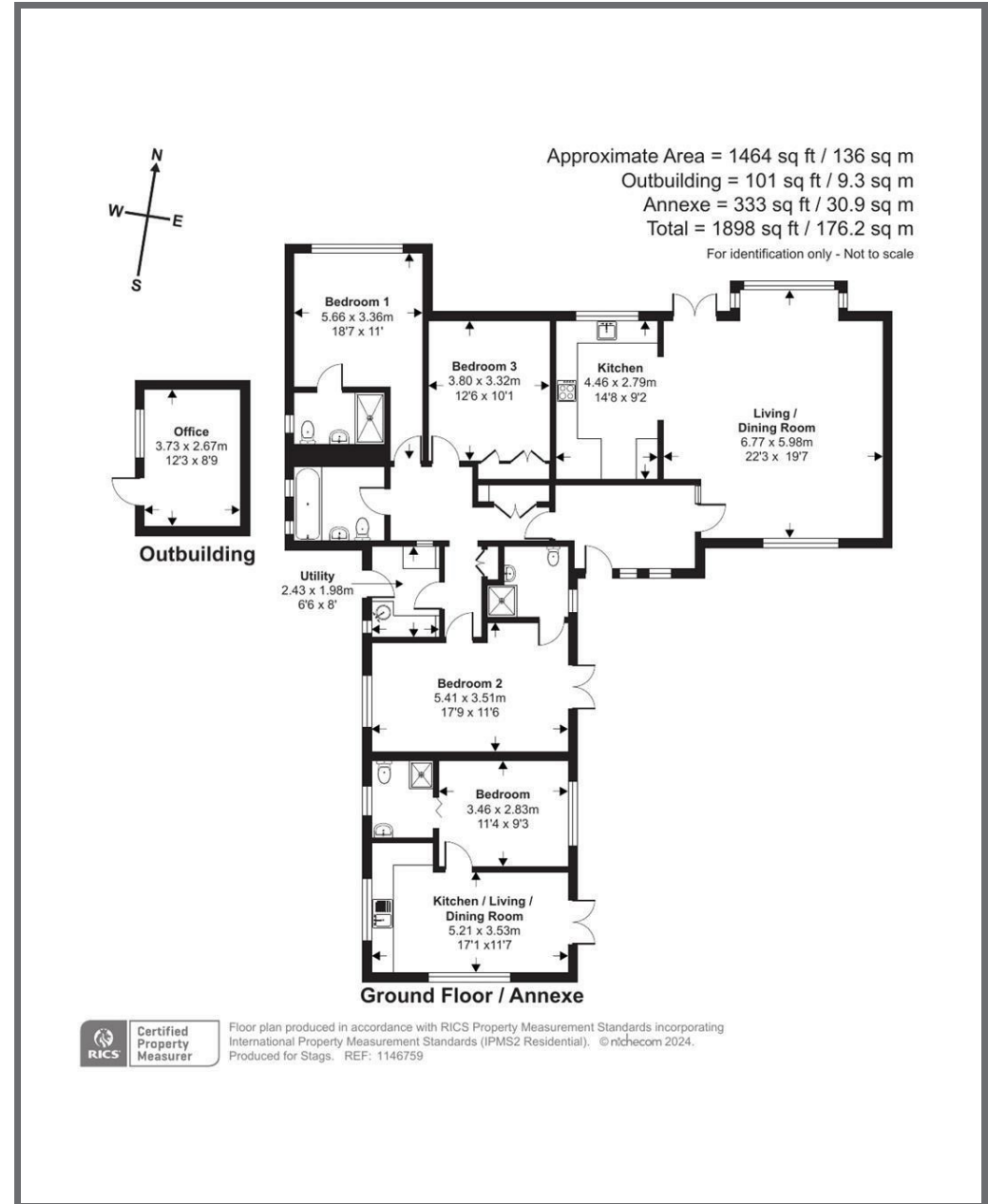
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

#### **DIRECTIONS**

Proceed into Manaccan (ignore the signpost to Manaccan at the first crossroads), proceed to the second crossroads, drop down the hill and turn left in front of South Cafe. Upon reaching the church, turn left into Vicarage Lane and Landre is on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	75
England & Wales		EU Directive 2002/91/EC	

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