



Eastcote Lodge
Gillan, Cornwall TR12 6HJ
Price guide £795,000

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ESTATE AGENTS

Discerning purchasers will no doubt be captivated by this rare opportunity to acquire Eastcote Lodge, a delightful and imposing five bedroom residence with an attractive facade, located in the picturesque Cornish creek side hamlet of Gillan. Positioned on an elevated site, the residence offers superb, far reaching views of Gillan Creek, St. Anthony Head and the expansive sea beyond, encompassing the best of coastal, countryside and seascape vistas.

Eastcote Lodge, although in need of renovation and modernisation, holds immense potential to be transformed into a luxurious coastal home. Among its stand out features are the impressive twenty five foot lounge, a generously sized balcony, dedicated snooker/billiard room and a swimming pool that invites relaxation and leisure.

The outside space is a true highlight of the property. The residence is cradled by a generously sized plot, offering gardens with an abundance of plants and shrubs, creating a serene and tranquil setting. A sweeping driveway provides an elegant approach to the property, leading to a spacious parking area that can accommodate several vehicles and further extends to a double garage. The swimming pool serves as a focal point for the outdoor space and enhances the property's appeal.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, sun room, utility room, inner hall, bathroom, W.C. and, completing the ground floor, four bedrooms two of which boast en suite facilities. On the first floor is a master bedroom with walk-in wardrobe and en suite facilities. On the lower ground floor is a games room which currently houses a full size snooker table, a garden room, store and access to the double garage.

The Helford River and surrounding countryside is designated as an Area of Outstanding Natural Beauty which is clearly evident when visiting the unspoilt area of the thatch and slate roof cottages blending with the lush countryside offering tremendous tranquility and shelter south of the main river. For sailing enthusiasts the area offers excellent facilities and opportunities of exploring the many beautiful wooded creeks including Frenchman's Creek as immortalised by Daphne Du Maurier in her novel of the same name. At Helford Village there is a popular and very active sailing club which organises regular racing during the season and is also a lively social venue. From Helford there is a passenger ferry to Helford Passage on the north bank of the river operating during the summer months.

Gillan Creek is situated at the south side of the Helford and is a sheltered tidal inlet with the cove playing host to just a small handful of individually designed properties which are highly sought after if and when they come to market. Shopping facilities are in the nearby village of St Keverne which lies approximately three miles away.

Manaccan village, also close by, has a primary school, a thatched public house, Methodist chapel, 13th Century church and playing fields.

More extensive amenities can be found in the market town of Helston, some eleven miles distant, including schooling, national stores, leisure centre and cinema to name but a few.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and double door to -

HALL

With a turning staircase which ascends to the first floor, there is an opening to a coat area, inner hall, door to the utility room, kitchen/diner and door to -

LOUNGE

7.77m x 6.32m (25'6" x 20'9")

A dual aspect room enjoying stunning far reaching views over Gillan, open countryside and out to sea. A feature fireplace acts as a focal point for the room with tiled hearth, stone surround and mantel over. There is alcove storage either side of the fireplace. Patio door, which we are advised is not in working order, which opens on to the balcony area which takes full advantage of the fine outlook and would seem ideal for al fresco dining and entertaining. Double doors to -

KITCHEN/DINER

DINING AREA

3.96m x 3.28m (13' x 10'9")

With outlook to the rear, door to the sun room and opening to the kitchen area.

SUN ROOM

3.28m x 3.05m (10'9" x 10')

With vaulted ceiling with exposed beams and skylight. The room is triple aspect with a door to the balcony providing sea and rural views.

KITCHEN AREA

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built-in dishwasher and space for a Range style oven. The room has partially tiled walls and a tiled floor. Door to -

UTILITY ROOM

4.57m x 2.36m (15' x 7'9")

Comprising working top surfaces with cupboards under and wall cupboards over. There is space for a washing machine, partially tiled walls, a tiled floor, door to the rear garden and steps down to the lower ground floor.

CLOAK AREA

With hanging area and door to -

W.C.

Comprising a close coupled W.C. and a wall mounted washbasin. There are partially tiled walls, a tiled floor and a frosted window to the side.

INNER HALL

With frosted window to the side and a built-in cupboard housing a water tank with immersion heater. Doors to several rooms.

BATHROOM

Comprising bath with mixer tap over, shower cubicle, washbasin with mixer tap over and storage under and a W.C.

BEDROOM TWO

3.96m x 3.28m (13' x 10'9")

With an outlook to the rear and opening to a walk-in wardrobe area. There is an outlook to the side and door to -

EN SUITE

Comprising a shower cubicle, close coupled W.C., pedestal washbasin. The room has partially tiled walls, a tiled floor and a frosted window to the front.

BEDROOM THREE

3.35m x 3.05m max measurements (11' x 10' max measurements)

Outlook to the front, over Gillan and out to sea. There is a built-in wardrobe.

BEDROOM FOUR

5.49m x 3.35m narrowing to 2.67m (18' x 11' narrowing to 8'9")

With built-in wardrobe, outlook to the front and patio doors open on to the front garden. Door to -

EN SUITE

Comprising a bath, close coupled W.C., pedestal washbasin. There are partially tiled walls, a tiled floor and a frosted window to the side.

BEDROOM FIVE

3.35m x 2.44m (11' x 8')

With outlook to the rear.

STAIRS & LANDING

With door to -

MASTER BEDROOM

7.01m narrowing to 5.94m x 3.96m max measurements (23' narrowing to 19'6" x 13' max measurements)

An irregular shaped room with window and door to the front balcony. Walk-in wardrobe. Views can be enjoyed over Gillan and out to sea.

EN SUITE

Comprising a shower cubicle, close coupled W.C., washbasin with surround and cupboards under.

LOWER GROUND FLOOR

Accessed from the utility room, steps head down to the lower ground floor. With door to -

GAMES ROOM

6.10m x 4.95m (20' x 16'3")

This games room is currently used as a snooker/billiards room with a full sized snooker table, window to the rear, door to the internal double garage and door to the garden room.

DOUBLE GARAGE

An integral double garage with two separate single roll up doors. The garage has power and a door to a store room.

OUTSIDE

The outside space is a real feature of the property with large gardens providing an abundance of plants and shrubs and many advantage points to enjoy the views over Gillan and the sea beyond. There is parking for a number of vehicles, swimming pool and a useful shed.

DIRECTIONS

SERVICES

Mains water and electricity. Private drainage.

AGENTS NOTE

We believe that the road which provides access to the residence is a private road shared with other properties; solicitors to confirm.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX

Council Tax Band G.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

2nd September, 2024.

Directions

What3Words: beginning.bands.pursuit

Viewings

To view this property or any other we are offering for sale simply call the office on 01326 565566.



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Cornwall, TR12 6HJ

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LOWER GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



GROUND FLOOR
2047 sq.ft. (190.2 sq.m.) approx.



1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 4106 sq.ft. (381.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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