

Gillan
Manaccan
TR12 6HG

Offers Over £385,000

- SUPERB DETACHED BUNGALOW
- GORGEOUS GARDENS AND GROUNDS
- SIGNIFICANT SCOPE FOR EXTENSION OR REMODELLING SUBJECT TO NECESSARY CONSENTS
- GENEROUS PARKING
- DETACHED GARAGE
- STUNNING COUNTRYSIDE VIEWS
- CLOSE PROXIMITY TO THE BEAUTIFUL GILLAN CREEK
- NO ONWARD CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - F

Floor Area - 1096.00 sq ft



DESCRIPTION

To be sold for the first time since construction, a beautifully situated two/three bedroom detached bungalow and enjoying enjoying glorious countryside views in the incredibly desirable and sought-after creekside hamlet of Gillan. The property has been tremendously well cared for over the years and offers spacious accommodation along with superb gardens and ground to front and rear along with a detached single garage. Bungalows in such a sought-after location seldom become available early view is advised. the property benefits from tremendous potential to extend either outwards or upwards, subject to any necessary consents, and would appear ripe for significant extension, to take in the wonderful far reaching views on offer. Gillan is one of Cornwall's hidden gems - a beautifully unspoilt creekside hamlet on the outskirts of Manaccan, on the Helford River. A wonderful home in a wonderful location, offered in excellent decorative order - early viewings are advised.

ENTRANCE

UPVC double glazed door leading into:

MAIN HALLWAY

A particularly generous hallway with doors accessing all rooms of the property. A generous array of storage cupboards, including airing cupboard. Wall mounted night storage heater. Loft access.

LIVING ROOM/DINING ROOM

21'10" x 10'3" (6.67m x 3.131m)

A superbly proportioned dual aspect principal reception room with plenty of space for living and dining. UPVC double glazed picture to front elevation taken in glorious countryside views. UPVC double glazed French doors to rear opening out onto the rear terrace. Open archway through to dining room/bedroom Three, feature granite fireplace with space for electric fire with Original fireplace behind with slate and slate sill. Recessed shelving unit wall mounted night storage heater.

KITCHEN

12'3" x 7'2" (3.738m x 2.185m)

Another room with a fabulous outlook over open countryside. Ceramic tile effect Vinyl flooring. A range of floor standing and wall mounted cupboard and drawer units with square edge work surfaces over. Space and plumbing for washing machine. Space for fridge. Space for oven with extractor fan over. Part tiled to three walls. One bowl stainless

steel sink unit with drainer board and hot and cold taps over. Space for small table and chairs. Further recessed space for freezer. UPVC window to front elevation enjoying glorious countryside view.

BEDROOM ONE

15'7" x 10'3" extending to 12'10" (4.752m x 3.126m extending to 3.912m)

As superb dual aspect principal bedroom with stunning countryside views to front elevation. UPVC double glazed picture window to rear overlooking the rear garden. Wall mounted night storage heater.

BEDROOM TWO

12'4" x 11'10" (3.765m x 3.631m)

Another superb double bedroom with lovely countryside views to front elevation through UPVC double glazed picture window. Wall mounted thermostatically controlled storage heater. Built in double mirrored wardrobe.

DINING ROOM/BEDROOM THREE

12'0" x 7'11" (3.672m x 2.415m)

A very nicely portioned room which was originally built and designed as a third double bedroom for the property. The current vendors have opened up this room into the living room/dining room to create a formal dining room however this room could very easily be reverted back to a full-time third double bedroom , with the archway being filled in. UPVC double glazed picture window overlooking the rear garden.

FAMILY BATHROOM

12'2" reducing to 9'1" x 6'2" (3.732m reducing to 2.782m x 1.904m)

A superbly proportioned four piece family bathroom with oak effect Vinyl flooring. Tiled bath with hot and cold taps over. Shower cubicle with wall mounted Triton electric shower over. Pedestal wash handbasin. Low level WC. UPVC double glazed obscured window to front elevation. Towel rail. Durocic Wall mounted heater.

SUN ROOM

10'2" x 5'10" (3.108m x 1.8m)

A lovely sunroom with UPVC double glazed windows to two sides. Polycarbonate roof. UPVC double glazed door leading directly out into the rear garden.

OUTSIDE



TO THE FRONT

The property is accessed via a generous stone chipped driveway providing parking for up to 5 vehicles. This driveway gently curves and turns leading directly to the single garage. There is a raised level lawn which offers a wonderful vantage point with a glorious outlook. This almost level lawn is attractively sheltered by a range of shrubs herbs and plants to the borders. To the other side of the front garden is a further raised level lawned area with a further range of shrubs herbs and plants. There is access to the rear garden to the right hand side of the property via a paved gated pathway. Pedestrian access to the rear garden from the left hand side of the property has been fenced off but could easily be reinstated.

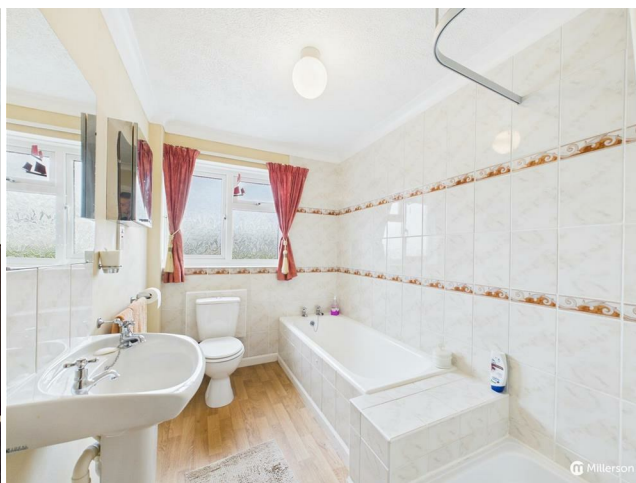
TO THE REAR

A paved pathway leads to the right of the property and opens up into the garden. The rear garden is delightful and a particularly private spot with a generous concrete and stone paved patio area running the length of the property. There is a gentle step up to a level lawn which is boarded by a range of mature plants shrubs, herbs, flowers, and bushes. A further level lawn with a concrete paved footpath leads past an approximately 8' x 6' timber pent shed. There's a further area of level lawn with a range of shrubs plants and flowers. To the rear of the timber shed is a level lawned area which leads to 2 timber gates which access the rear lane. The rear lane provides further vehicular access to the property and this lawn area provides space for parking between two and three vehicles and is ideally suitable for a Campervan and Boat.

GARAGE

20'0" x 9'10" (external dimensions) (6.1m x 3m (external dimensions))

A generous single garage with up over door. Power and light.





Gillan, Manaccan, TR12 6HG

LOFT SPACE

The loft is accessed from the main hallway via a drop down ladder. the loft is particularly generous, and offers scope for conversion subject to any necessary consents. It's currently partially boarded.

MATERIAL INFORMATION

Verified Material Information Council tax band: F Council tax annual charge: £3383.66 a year (£281.97 a month) Tenure: Freehold Property type: Bungalow Property construction: Standard form Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Septic tank Heating: Central heating Heating features: Double glazing, Night storage, and Open fire Broadband: FTTC (Fibre to the Cabinet) Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good Parking: Driveway, Rear, and Private Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: Area of outstanding beauty Restrictions - Tree Preservation Orders: None Public right of way: No Long-term area flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations: None Coal mining area: No Non-coal mining area: Yes Energy Performance rating: No Certificate All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Ground Floor

Approx. 101.5 sq. metres (1092.6 sq. feet)



Total area: approx. 101.5 sq. metres (1092.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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