

Tregildry

Gillan Cove, Manaccan, The Lizard Peninsula, Cornwall





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A spacious family home set in a commanding position with breath-taking panoramic views out across Falmouth Bay to St Mawes and Gorran Haven beyond. It is set in about 4.65 acres and the home has up to nine bedrooms and four reception rooms that extends to about 7,243 ft². It offers flexible accommodation and with its two self-contained annexes and potential for further self-contained annexes within the main house that can produce an income stream if required. The orchard offers exciting development potential, subject to gaining the necessary consents.

Helston 11 miles, Falmouth 17 miles, Redruth 21 miles, Truro 23 miles (London Paddington 4 hours 17 minutes), Newquay airport 42 miles (London Gatwick 1 hour 15 minutes)
(All distances and times approximate)

Entrance hall | Cloakroom | Kitchen/breakfast/dining room | Sitting room | Office | TV room | Games room | Gym | Sun room | Utility room | Laundry room

9 bedroom suites (2 of which are self-contained with their own kitchens)

Double garage | Private parking | Terrace | Landscaped gardens and grounds | Orchard

Approximate Area = 7,243 sq ft / 672.8 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Total = 7,278 sq ft / 676.1 sq m

In all about 4.65 acres (1.88 Ha)



Exeter

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Tregildry – For sale freehold

The property is approached down a quiet no through lane at the end of which lies Tregildry. There is ample parking for ten or more vehicles or boat trailers. There is also a double garage.

The front door and porch leads through to a reception hallway with stairs that lead up to the first floor. Off the hallway is an office and to the rear is an open plan kitchen/ breakfast/dining room with sliding doors that lead out onto a spacious terrace with views out across Falmouth Bay to St Mawes and Gorran Haven in the far distance. Next to the dining area is a lovely sitting room that has an open fireplace and views through the large window to Falmouth Bay beyond. Also off the kitchen is a utility room which links the second part of the house on the ground floor. This consists of a TV room/family room that leads through to 2 further rooms and a bathroom. These three rooms could be converted into a ground floor, one bedroom, self-contained annexe. Behind the family room is a cinema room/games room that leads through to the gymnasium. Leading off to the side of the games room is a study with French doors out to a courtyard garden. Attached to the study and accessed from the exterior is a double garage.

Stairs from the reception hallway lead up to the first floor landing and corridor off which are seven en suite bedrooms, of which six have coastal views. Four of the bedrooms have





their own private balconies and one has its own dressing room and bay window. Off the rear corridor on the first floor is a self-contained flat that has a kitchenette in the sitting room and two en suite bedrooms.

Stairs lead on up to the second floor which consists of a one bedroom self-contained annexe. In total there are nine bedrooms.

Outside there are terraces to the front of the house that are perfect for outside entertaining and enjoy a lovely views out across Falmouth Bay to the coastline and sea beyond. The orchard consists of rare breed Cornish apple and damson trees. At the far end of the property is a path that provides access down to the beach.



Right of Access

The neighbouring property has right of access over Tregildry, between the garden and orchard.

Development Potential

Subject to gaining the necessary consents, the property offers significant and exciting development potential, both on the site of the existing house and within the orchard.



South Cornwall – The Lizard Peninsula

Tregildry sits in a wonderful, elevated and commanding position on the Lizard Peninsula high above Gillan Creek, immediately to the south of the entrance to the Helford River. It lies in the midst of an Area of Outstanding Natural Beauty. Gillan Cove has just a dozen or so houses, a small sandy beach, a stone quay, and from which there are numerous scenic creekside and coastal walks. The Creek is home to an amazing collection of seabirds throughout the year.

Less than two miles away is the historic village of Manaccan, with colour-washed thatched cottages, The New Inn pub and 12th century church, famous for its 200 year old fig tree growing out of the steeple wall. Three miles away is the larger village of St Keverne with two pubs, a butcher's shop,

general stores, newsagent, health centre and Greenhouse restaurant.

The area is renowned for its wealth of stunning coastal walks. A beautiful 3-mile coastal walk takes you from the house to Porthallow and the Five Pilchards Inn and Fat Apples café, both well-worth a visit. The walks from the house along Gillan Creek, the Helford River and to Frenchman's Creek, the setting for Daphne du Maurier's famous novel, are arguably some of the most picturesque in the Country.

The Helford River, Carrick Roads and Falmouth Bay offer some of the best sailing waters in the UK, and there are various sailing clubs and schools, including at nearby St Anthony. Moorings are available in Gillan Creek. At Helford there is the busy Helford River Sailing Club, deep water moorings, a shop and The Shipwrights Arms pub. The annual Helford Regatta is a very well attended event.

The challenging links of Mullion Golf Club are nearby, there is local horse-riding, a surf school and sailboarding instruction.

About 11 miles west of Tregildry is the historic and bustling market town of Helston, famed for its annual Floral Dance. Helston offers a good range of shops and restaurants including a large 24-hour supermarket. Comprehensive shopping facilities can be found in the city of Truro, about 23 miles to the north-east, along with the Hall For Cornwall, a performing arts and entertainment venue, and the Royal Cornwall Museum.

The A30 can be accessed about 7 miles north of Truro providing an uninterrupted dual-carriageway link with the M5 at Exeter.

Regular services run from the railway stations at Truro (London Paddington 4 hours 17 minutes) and Redruth (London Paddington 4 hours 30 minutes).

Newquay airport is about 42 miles away and offers year round flights to London Heathrow, Manchester and the Isles of Scilly, with seasonal flights to a number of other airports including London Stansted, Glasgow, Edinburgh and Dublin.

Daily flights to the Isles of Scilly are also available from Land's End airport (approximately 32 miles from Tregildry). Less than 10 miles away, The Royal Naval Air Station at Culdrose allows private planes and helicopters to land by prior arrangement.



Services

Mains electricity and water. Private drainage.
Oil-fired central heating.

EPC rating

E

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation.

Local Authority

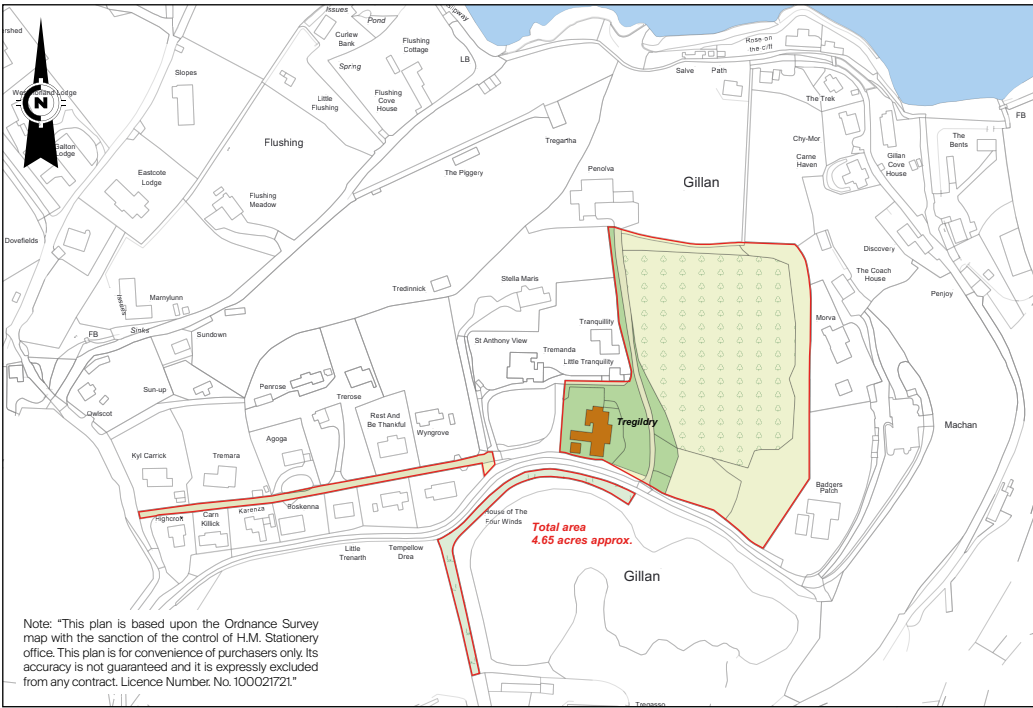
Cornwall Council, County Hall, Treyew Road, Truro, TR1 3AY

Directions (TR12 6HG)

From the M5 motorway at Exeter take the A30 and from Truro follow signs to Falmouth and then Helston. From Helston, take the A394 sign posted to Penzance. At the first roundabout take the 2nd exit on to the A3083 signed to Lizard, passing RNAS Culdrose. At the next roundabout, take the 1st exit on to the B3293 signed to St. Keverne. Follow this road until you reach the sign for Newtown-in-St. Martin to the left. On entering Newtown-in-St. Martin, follow signpost to Manaccan, then continue on to Gillan. On arriving in the village, turn left at the T junction down a no-through road and take the third right (fork right) and Tregildry will be found at the very end of the lane.

Viewing

Viewing is strictly by prior appointment through the sole agents Knight Frank LLP.

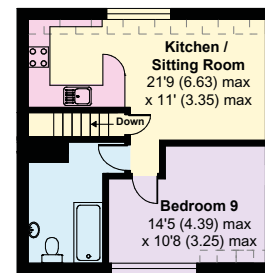
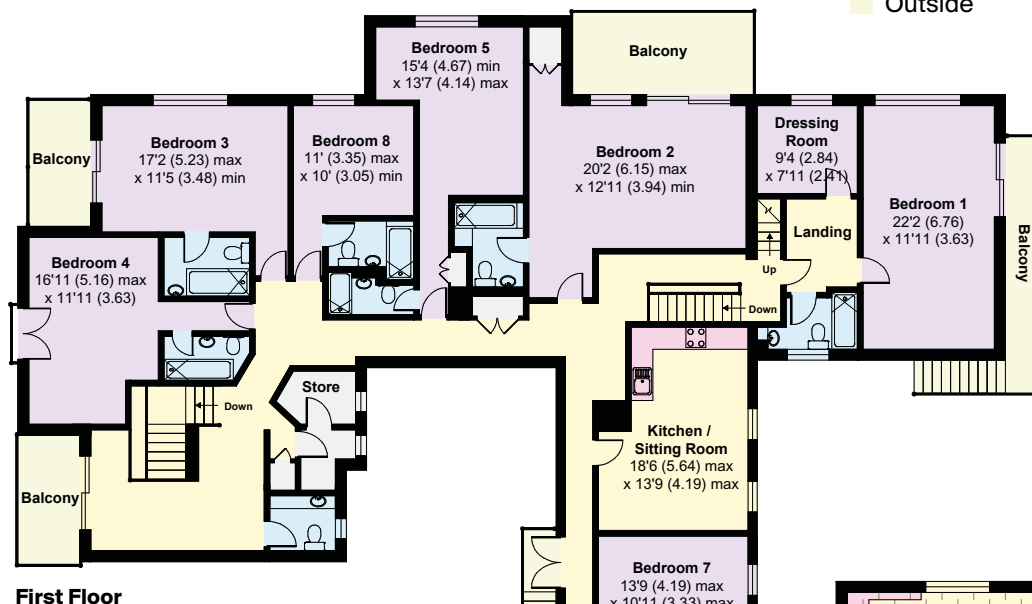
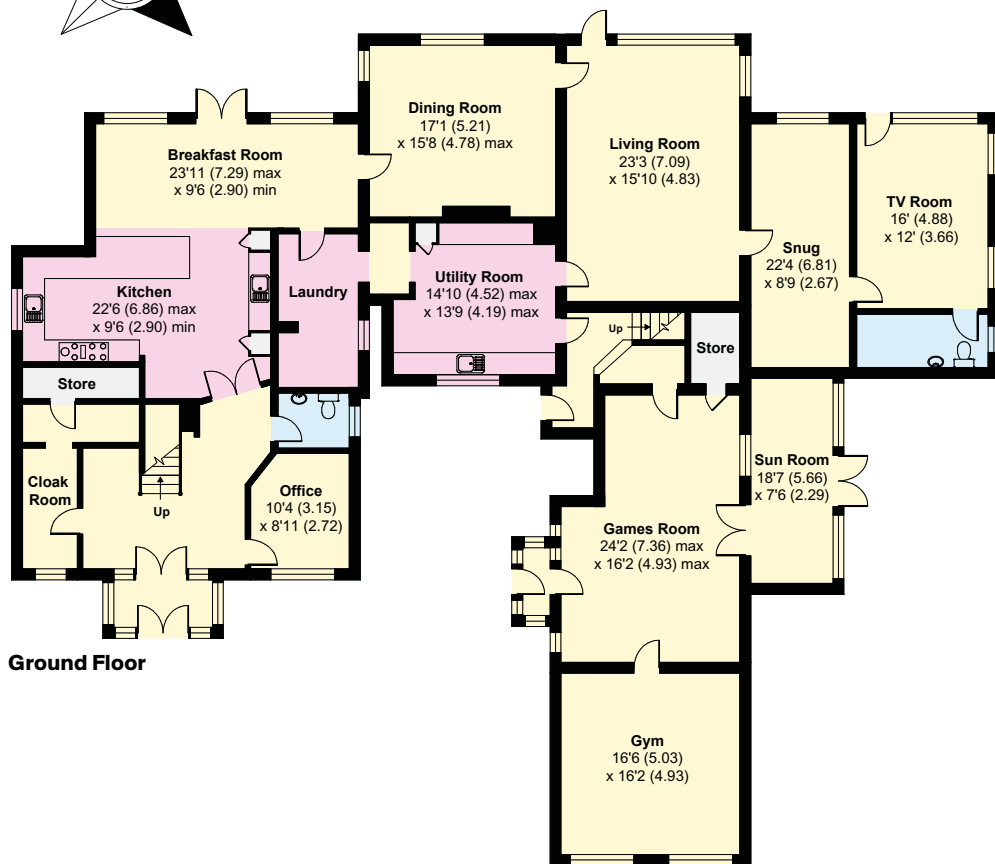


Approximate Gross Internal Floor Area
7,243 sq ft / 672.8 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Total = 7,278 sq ft / 676.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Denotes restricted head height



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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