

Highcroft Gillan

Manaccan, TR12 6HG





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This three bedroom detached house offers a unique reverse living arrangement to maximise the breathtaking views of Gillan Creek and Helford River. As you ascend the stairs to the first floor, you are welcomed by a modernised open plan kitchen/diner. This space has been designed to be light and airy, creating a social atmosphere where you can enjoy the fantastic view from both rooms. The utility room is a practical addition, allowing you to keep unsightly white goods out of sight, meaning you don't lose valuable storage space in the kitchen. On the ground floor, you'll find three double bedrooms, each with built-in storage. A family bathroom and shower room provide flexible accommodation, making mornings less stressful. The property also includes a versatile workshop space. Depending on your needs, this area could be used for DIY, storage, or even transformed into additional accommodation, with the added bonus of its own entrance. Externally, the sweeping driveway offers generous parking for numerous vehicles and leads up to a very useful open fronted, double carport. The gardens have been beautifully landscaped and offer tiered areas to enjoy, including a secluded, low-maintenance suntrap garden. This is the perfect spot for sitting out and enjoying the tranquil surroundings. This property truly offers a unique and serene living experience.



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GUIDE PRICE £670,000

Location

The quaint Hamlet of Gillan is perfectly situated for the sailing waters of the Helford and the village itself. Gillan Cove and Flushing is roughly a five minute walk from the property. The nearby pretty village of Manaccan has a great public house, Church and Primary School whilst St Keverne village is only just over 3 miles away and has a post office, two public houses, doctors and mini supermarket. The town of Helston is situated approximately 12 miles away and has a fantastic range of Supermarkets, shops, public houses, tea houses, coffee shops and restaurants.

Accommodation

- Entrance Porch
- Hallway
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Shower Room
- Stairs to First Floor Landing

Kitchen/Diner

Utility Room

Lounge

Workshop

A flexible space which can be utilised in a number of ways to fit your needs. It has been cleverly designed so the flat roof can be utilised as a seating area to take in the great views.

Outside

This beautifully landscaped garden offers a variety of delightful areas to enjoy. A suntrap seating area, perfect for entertaining with a barbeque or firepit, is conveniently gravelled for easy maintenance. For those with a green thumb, a greenhouse awaits, accompanied by two garden sheds. The upper shed, equipped with an external electrical socket, currently serves as a small workshop with its own power and lighting. A footpath meanders around the house from the rear garden, leading to a bolted "hit and miss" wooden gate at the front of the property. Here, a small seating area nestles next to pretty plantings. Behind the greenhouse, a gated access opens onto a separate gravelled parking space for one vehicle, accessible directly from the road at the back of the property. Level lawned gardens then wrap around the property, leading to the front where established planted beds, borders, and bushes, including a palm tree, create a picturesque scene. The entire garden enjoys a sunny, peaceful, and private aspect, making it a true oasis.





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			
		52	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Sunroom

A lovely place to sit and overlook the garden on a summers evening.

Car Port

The car port provides a fantastic amount of storage and electric points inside.

Parking

There is off road parking for several vehicles.

Services

Mains electricity and water. Oil fired Central Heating. Private drainage

Council Tax Band- F**Broadband and Mobile Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



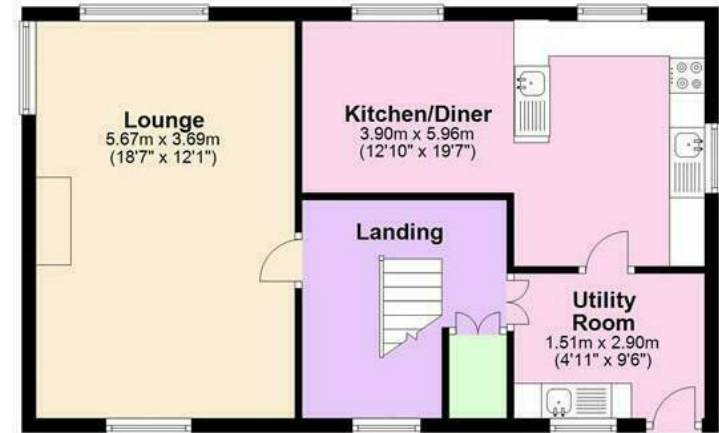
Ground Floor

Approx. 119.4 sq. metres (1285.5 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



Total area: approx. 173.5 sq. metres (1867.5 sq. feet)

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