

Bosvorgus Manaccan, TR12 6HR



MATHER
PARTNERSHIP



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Located in the picturesque village of Manaccan, this lovely detached house offers a perfect blend of countryside living and modern comfort. Boasting three spacious bedrooms, each with its own en-suite, this property provides the feeling of privacy. The open plan living area creates a welcoming and sociable atmosphere, perfect for entertaining guests or simply relaxing with family. In addition to the three reception rooms, there is ample space for parking with room for up to 5 vehicles, making hosting gatherings a breeze. The large garden, surrounded by fields and mature shrubs, offers a peaceful retreat and a high level of privacy. There is also a separate patio area ideal for outdoor seating. For those who enjoy DIY projects or need extra storage space, the attached garage and workshop provide the perfect solution. If you require additional living and bedroom space, subject to planning permission this area could be transformed into an Annexe for family members. This property truly offers a unique opportunity to create your own haven in the countryside.



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GUIDE PRICE £575,000

Location

The pretty village of Manaccan has a great public house, Church and Primary School and renowned for the stunning Helford River and numerous coves and creeks very nearby. The beautiful St Anthony In Meneage and Flushing are both within 2 miles from this property whilst St Keverne village is only just over 3 miles away and has a post office, 2 public houses 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 Hallway
Living Room
Kitchen/Diner
Conservatory
Dining Room
Utility Room

Office

Shower Room

Stairs Leading to First Floor Landing

Bedroom One with Ensuite

Bedroom Two with Ensuite

Bedroom Three with Ensuite

Outside

A highlight of this property is the enclosed rear garden that serves as an ideal space for a variety of outdoor activities. The garden is predominantly laid to lawn, bordered by mature shrubs that add a splash of colour and ensure privacy. A patio area is conveniently located to the side, complete with a greenhouse. This addition provides a wonderful opportunity for those with a green thumb to cultivate their own fruits and vegetables, adding a personal touch to this outdoor haven

Garage

With an up an over door an electricity, this large garage providing a good amount of storage.





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			
		45	69
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

Workshop

A useful dry space for carrying out DIY jobs and area for potting your plants ensuring your garden looks it's best.

Driveway

A gravelled driveway proving lots of off road parking for several vehicles.

Services

Mains water, electricity and Private Drainage.

Council Tax Band- F**Broadband & Mobile Phone 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

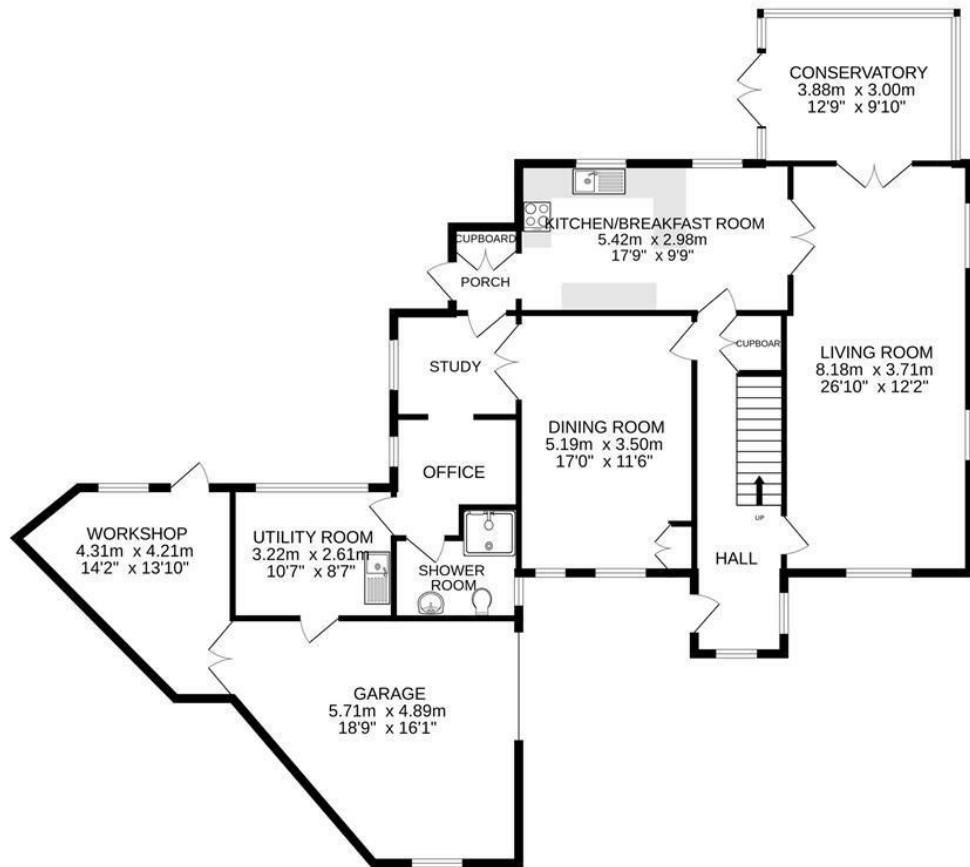
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finance - Purchasers

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



1ST FLOOR



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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