

Chy Vean, Manaccan Helston, TR12 6HR





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Nestled in the desirable village of Manaccan, is this charming detached home being sold with no onward chain. Boasting two bedrooms and two reception rooms, this period house exudes character with a range of original features that add to its allure. Set on a generous plot, the property's wonderful gardens provide a tranquil retreat, perfect for enjoying the idyllic surroundings. The setting of the property within this beautiful village is a wonderful asset, as well as being within a short drive to the banks of the Helford. While modernising is required throughout, this property presents an exciting opportunity for those with a vision to create their dream home. With great potential waiting to be unlocked, this house is a canvas ready for your personal touch. Don't miss out on the chance to own a piece of history in this sought-after location. Embrace the charm and potential that this period property has to offer and turn it into the home you've always dreamed of.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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Guide price - £450,000

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 porch

Living room
Kitchen dining room
Utility room
Bathroom
Bedroom
Bedroom
Bathroom

Outside

The property benefits from wonderful gardens, stocked with a range of flowers, plants, shrubs and trees. Lawn area with mature hedge boundaries.

Services

Mains water, electricity. Electric radiators. Private drainage.
Tenure - freehold.





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			
			67
		1	
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

Council Tax - Band E

Anti-Money Laundering Regulations

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

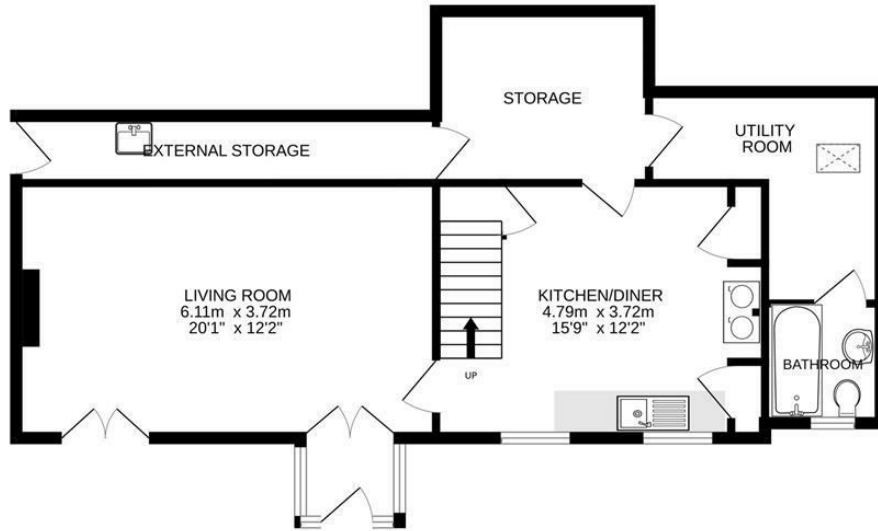
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

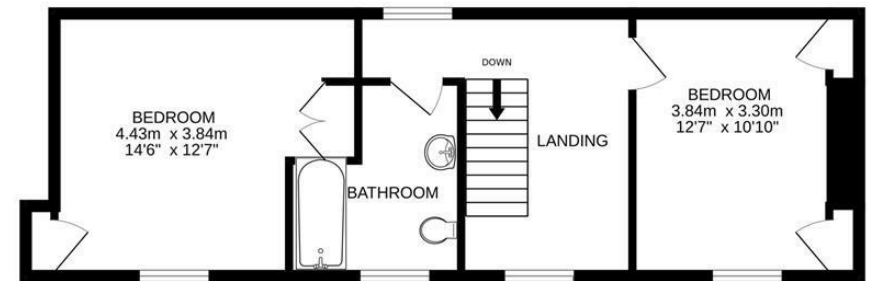
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

