

Crowns Cottage

Manaccan, TR12 6HY



MATHER
PARTNERSHIP





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Nestled in idyllic countryside, this enchanting traditional cottage exudes charm and offers a blend of characterful features with spacious, versatile living. Step inside to discover a warm and welcoming atmosphere, where the heart of the home lies within the expansive live-in kitchen/dining/living room. Featuring both an AGA and a cosy inglenook housing a log burner, this space is perfect for gatherings or quiet evenings by the fire.

Adjacent to the kitchen, a separate sitting room awaits, boasting its own log burner and providing another inviting retreat for relaxation. Delight in the morning sunlight from the charming porch, ideal for savoring a cup of coffee whilst watching the birds in the garden. Completing the ground floor accommodation is the useful utility room and a bootroom/cloakroom ensuring functionality and convenience.

Ascending to the first floor reveals four generously sized double bedrooms, including a master with wonderful far reaching views and an en-suite featuring a spacious shower. A family bathroom completes the accommodation, offering comfort and convenience for all.

Situated on a generous plot, the property boasts secluded gardens that provide a choice of serene spaces for outdoor dining or simply unwinding amidst nature. For those with entrepreneurial aspirations or creative pursuits, the bespoke octagonal studio offers endless possibilities, complemented by a double garage, half of which has been converted into a studio/home office. With potential for ancillary or holiday accommodation, subject to necessary consents, this property offers flexibility and opportunity.

Enjoy the best of rural living while maintaining accessibility to the renowned sailing waters of the Helford River, ensuring a perfect balance between tranquility and convenience. Don't miss the chance to make this captivating cottage your own sanctuary in the countryside.



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Guide Price - £568,000

Location

Located on the outskirts of the traditional village of Manaccan with a wonderful local community as well as a village pub and primary school. This area is of course 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. It really is an area of true outstanding beauty in every direction! If you are looking for exceptional countryside walks or world class sailing, this area will certainly appeal.

Accommodation

The heart of this wonderful home is the 'live-in' kitchen/dining room, hugely spacious and comforting being warmed by the Aga at one end with a fabulous inglenook fireplace with log burner at the other with plenty of space to dine and relax. Adjacent is an attractive and generous porch/breakfast room opening out on the garden, the perfect spot for morning coffee whilst to the rear is a practical utility room, essential for Country life with an adjacent cloakroom. A separate sitting room is accessed via a pair of attractive glazed doors offering further space and flexibility featuring an attractive square bay window and a further log burner. The first floor hosts the bedrooms all of which are generous with the master enjoying wonderful views and an ensuite with a large shower, the first floor accommodation is completed by the family bathroom.

Outside

The property sits on a wonderful plot providing for a variety of garden areas. Accessed by double timber gates leading to the parking area, meander up the path through the back garden to the property. The back garden offers a lawn and pretty seating area. There is a further mature garden to the front of the property offering excellent privacy and seclusion, a lovely area in which to sit and relax and listen to the birds with an additional patio area perfect for alfresco dining. A huge feature of this property is the fabulous timber octagonal studio, insulated and heated this offers an exceptional space suitable for a variety of uses. There is also a double garage half of which has been converted to a home office/studio meaning that those needing to work from home or wishing to pursue creative hobbies are well catered for. Subject to any necessary consents being obtained there may be potential to convert to ancillary or holiday accommodation.

Parking

Parking is available on the gated gravelled driveway.

Services

Mains water and electricity. Private drainage (Septic Tank). Oil fired Aga and two log burners. Council Tax Band E.

Council Tax Band- E





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			
		29	77
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			
		29	38
England & Wales		EU Directive 2002/91/EC	

What3Words

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Anti Money Laundering Regulations – Purchasers

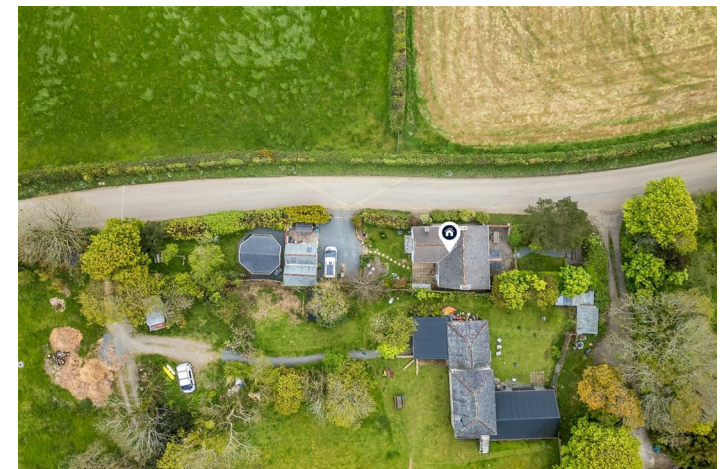
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

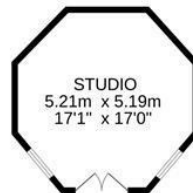
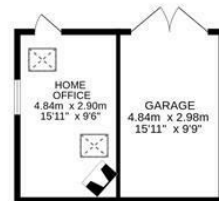
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

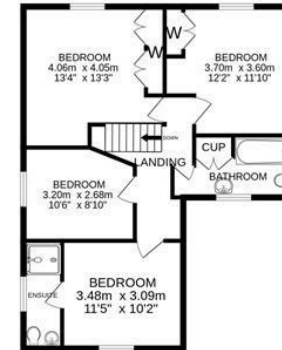
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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