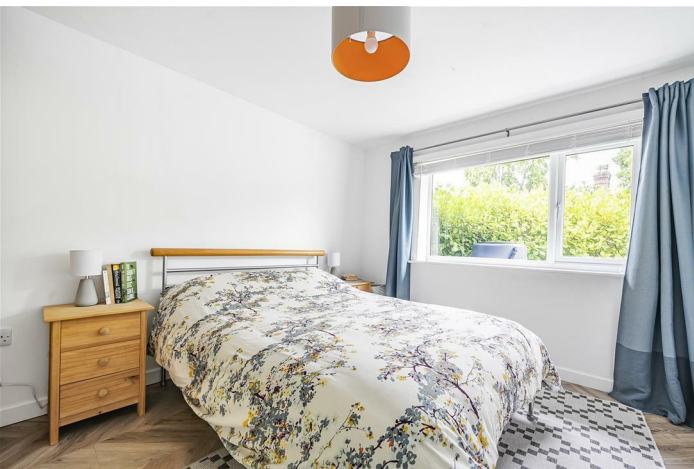


Landre Vicarage Lane Manaccan, Cornwall TR12 6JH







Landre Vicarage Lane Manaccan, Cornwall TR12 6JH

Welcome to this beautifully finished three bedroom detached bungalow that offers flexible living spaces and brilliant countryside views. Step into the light and airy open plan living area, perfect for modern family life and entertaining guests. Cosy up in front of the log burner while enjoying breathtaking views from the large window. The well appointed kitchen boasts ample storage and worktop space, keeping you connected with family and friends as you cook up a storm. The family bathroom is designed to a modern standard, and all three bedrooms are generously proportioned. Two of the bedrooms are further enhanced by their own en-suite shower rooms, providing comfort and convenience. This property offers fantastic opportunities for families looking to extend, older children seeking their own space, or a dependent relative. The attached annexe is a wonderful and versatile space waiting to be utilised. Step outside to the wonderful enclosed landscaped gardens. The raised patio is the perfect spot to soak up the sun and enjoy al fresco dining. The remaining garden is mainly laid to lawn, making it ideal for family time. The range of plants and a vegetable patch will delight the green fingered gardener within you. The icing on the cake is the recent addition of a fabulous bespoke contemporary timber outbuilding, making it ideal for working from home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price- £625,000

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
Lounge/Diner
Kitchen
Bedroom Three
Bedroom One with Ensuite
Family Bathroom
Utility Room
Bedroom Two

Attached Annexe

Open Plan Lounge/Dining Room/Kitchen
Bedroom
Shower Room

Gardens

The lovely landscaped garden is designed to fully maximize the available space and stunning views. The raised patio offers an ideal spot for your table and chairs, perfect for al fresco dining and enjoying warm summer evenings. Step down into the garden, which is primarily laid to lawn and bordered by mature shrubs, ensuring a good level of privacy. This tranquil area is further enhanced by an additional patio, providing a perfect setting for extra seating and relaxation. At the bottom of the garden, discover a charming secret garden ideal for children to play in and explore as well as a vegetable patch.

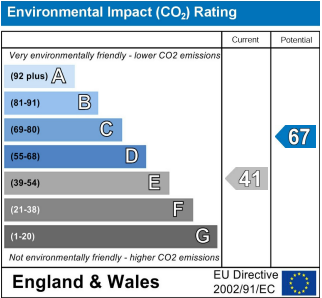
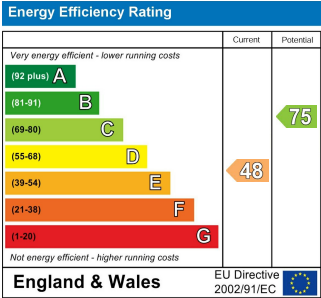
Bespoke Outbuilding

The purpose built outbuilding provides a great opportunity for anyone that needs an office and works from home allowing you to keep work/home separate.

Services

Mains water and electricity. Private drainage (septic tank). Oil fired central heating.





Council Tax Band-E

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

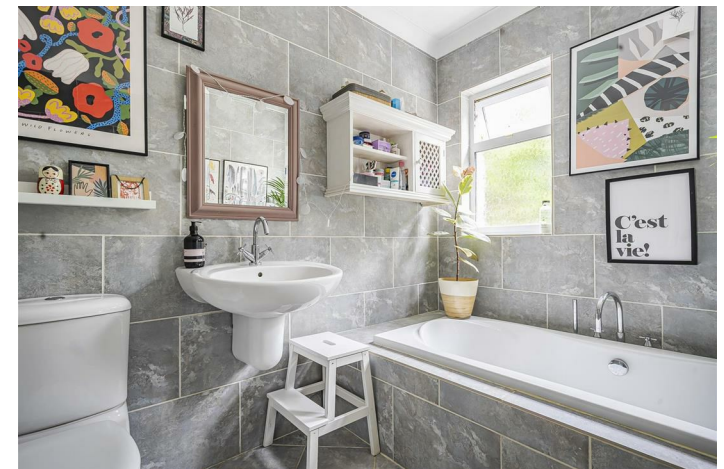
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

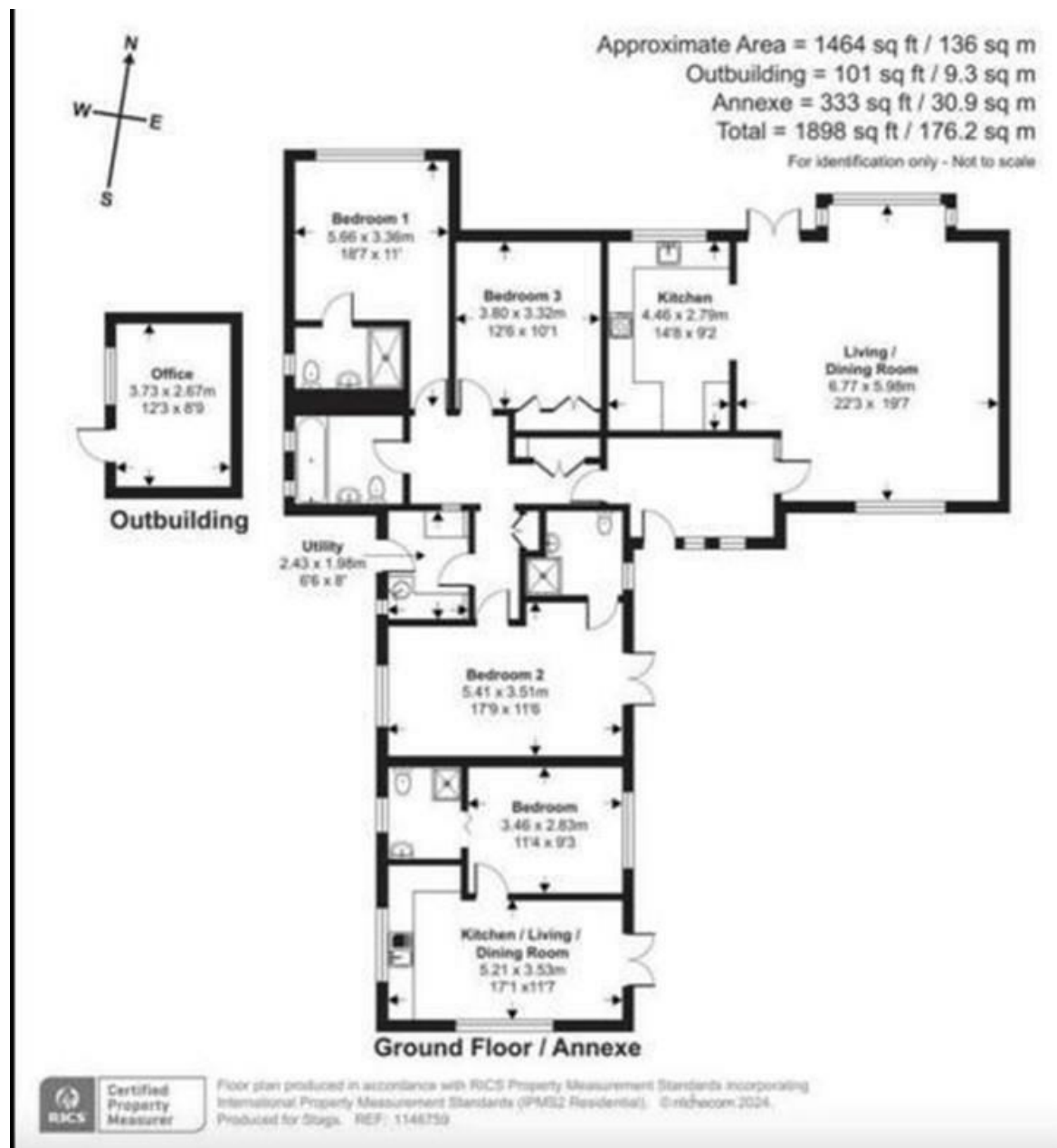
Proof of Finances

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.

What3Words

///chilling.discusses.surfacing





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.

