

Karenza, Gillan
Manaccan, TR12 6HG





Karenza, Gillan Manaccan, TR12 6HG

Set in a highly sought after coastal village, this beautifully finished 3/4 bedroom home comes complete with a self-contained two-bedroom annexe—ideal for extended family, guests, or potential income. Just a short walk from two stunning Cornish coves and the South West Coast Path, the property enjoys far-reaching views over open countryside and out to sea.

The lower level features a bright and spacious kitchen/dining room, perfect for family gatherings and entertaining. An adjoining utility room provides access to the garden and helps keep everyday essentials neatly tucked away. This floor also offers two bedrooms, a versatile third bedroom or study, a cosy snug, and a well-appointed family bathroom.

Upstairs, the generous reception room makes the most of its elevated position with sweeping countryside and sea views. The master suite is equally impressive, enjoying the same outlook along with a large, stylish en-suite bathroom and an additional cloakroom.

Outside, the southwest-facing garden is a peaceful sun trap, ideal for relaxing or alfresco dining. To the front, there is off-road parking for three or more vehicles.



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

Offers In Excess Of £595,000

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

Kitchen/Diner
Utility Room
Bedroom Four/Study
Bathroom
Bedroom Two
Snug

Bedroom Three
Stairs to Landing
Living Room
Bedroom One with Ensuite
Cloakroom

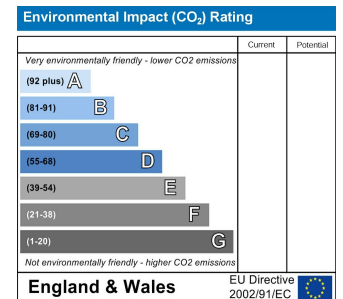
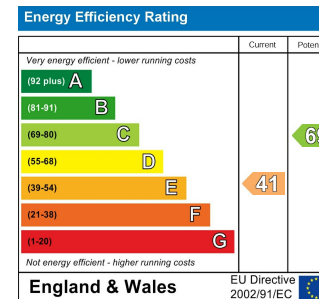
Little Karenza

This two bedroom attached annexe offers sea and rural and fantastic flexibility, making it ideal for a dependent relative, older children seeking independence, or as a potential income generating opportunity. The ground floor features a spacious open plan layout, creating a bright and welcoming living space that's perfect for modern living, including a kitchen/diner/living room and shower room. Upstairs, you'll find two generously sized double bedrooms and a well appointed bathroom, providing comfortable and private accommodation. Outside, the annexe benefits from its own private garden, complete with a low maintenance patio area, perfect for relaxing or entertaining. Mature shrubs border the garden, offering a wonderful sense of tranquillity and greenery.

Parking

Gravelled driveway providing off road parking for several vehicles.





Outside

Step out through the patio doors onto a sunny terrace, perfect for alfresco dining while enjoying distant sea views. The garden wraps around to the side of the property, featuring a mainly lawned, enclosed space ideal for outdoor activities. Mature shrubs border the garden, providing a wonderful sense of privacy and a lush, green backdrop.

Services

Mains water and electricity. Oil central heating. Private Drainage.

Council Tax Band- F**What3Words**

///shields.snaps.routes

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.



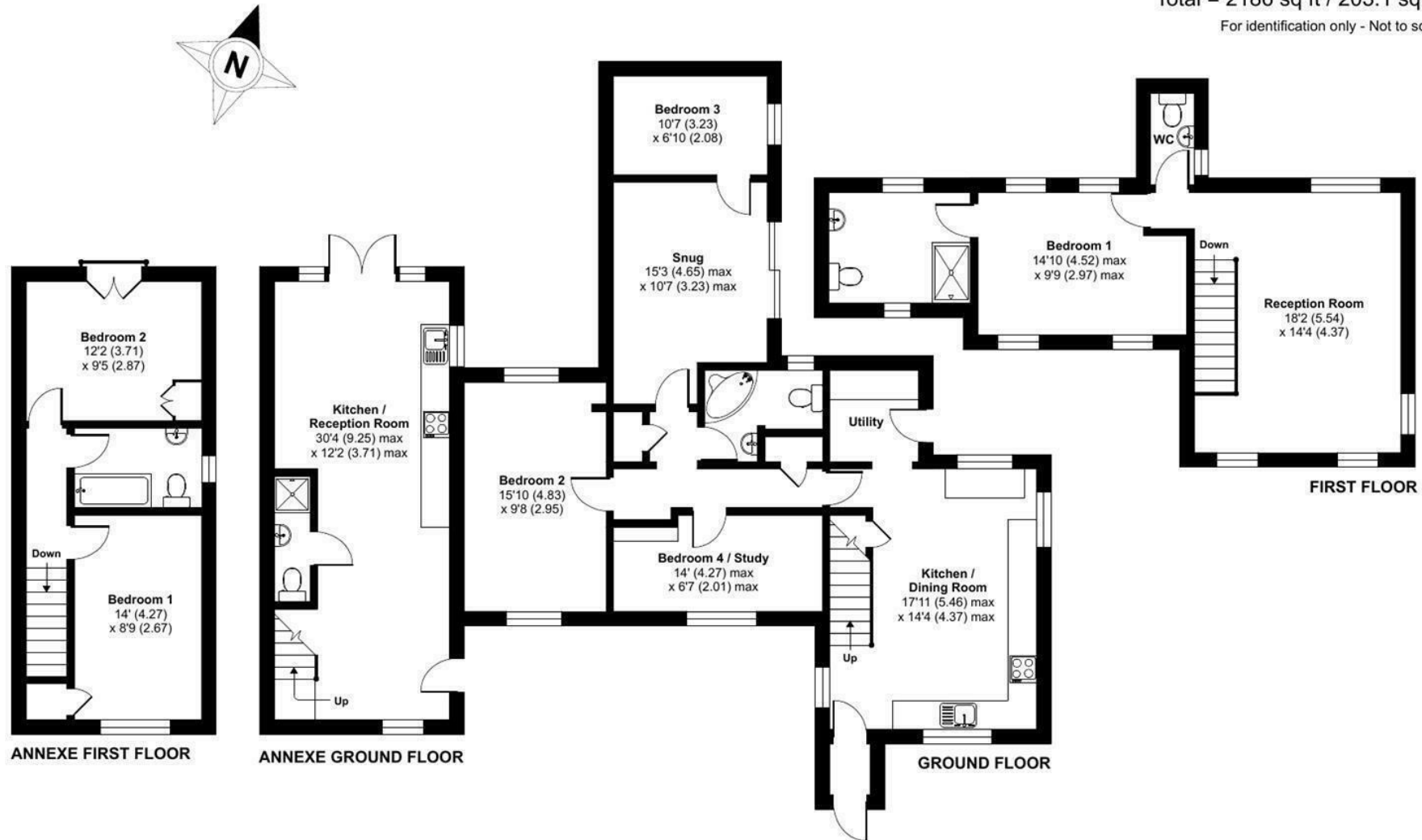
Gillan, Manaccan, Helston, TR12 6HG

Approximate Area = 1448 sq ft / 134.5 sq m

Annexe = 738 sq ft / 68.6 sq m

Total = 2186 sq ft / 203.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rohrs and Rowe. REF: 1203989

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.

