

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, the South West Coast Path and the villages of St Keverne & Manaccan, 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.



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## 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

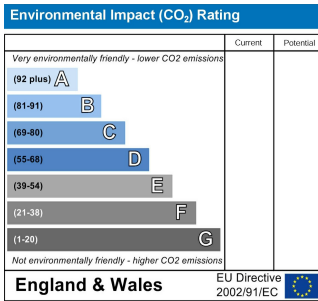
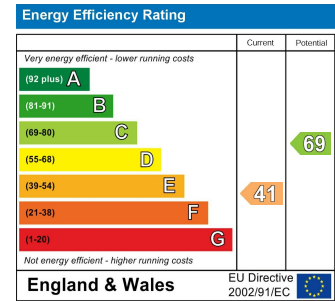
### Little Karenza

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 with an installed Hive heating control system on both the main house and the annexe, allowing you to control the room temperature and water remotely or by schedule. Private Drainage.

**Council Tax Band- F****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.



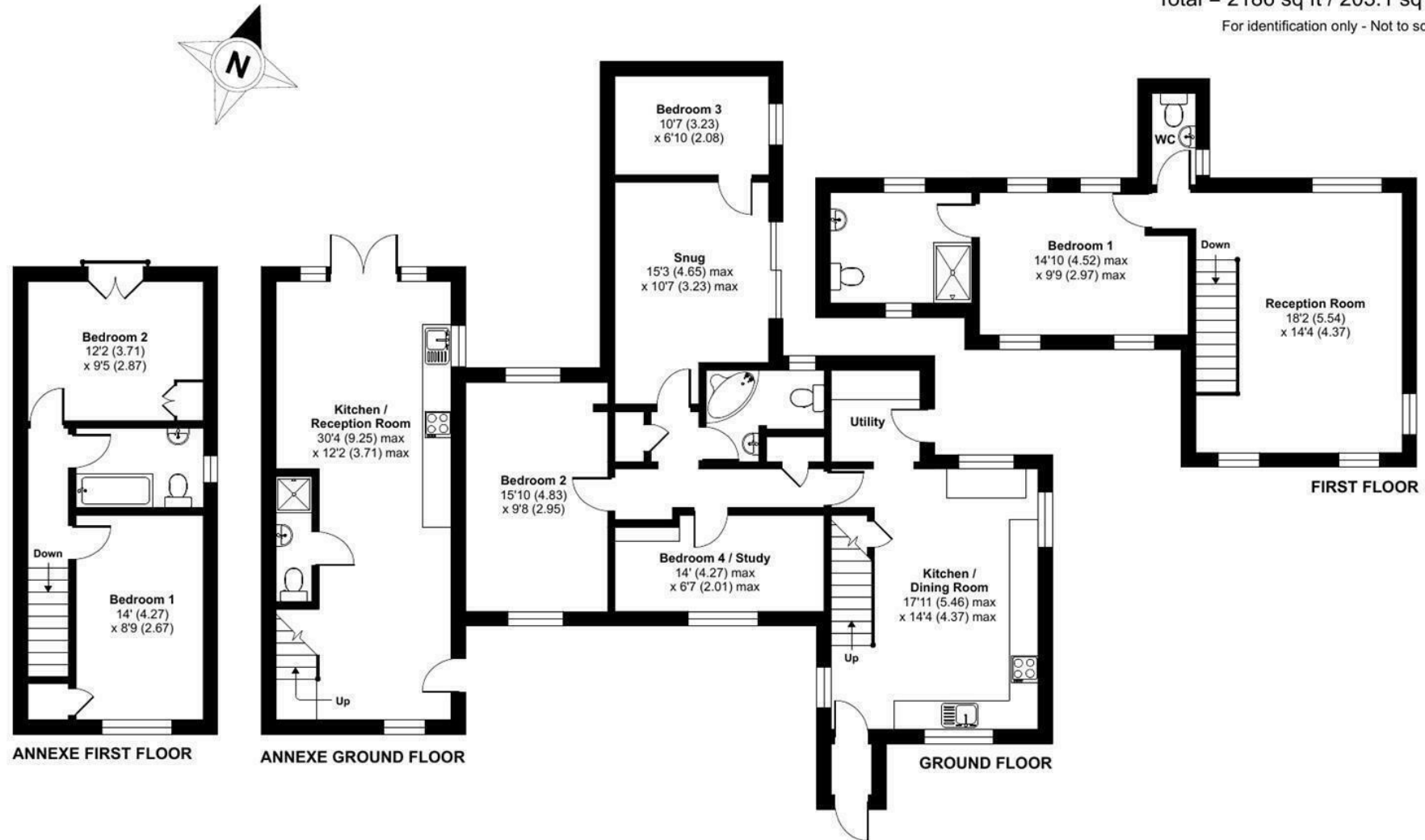
# Gillan, Manaccan, Helston, TR12 6HG

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.  
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