

Carn Killick, Gillan
Manaccan, TR12 6HG







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Nestled within easy reach of the tranquil waters of Gillan Creek, this two bedroom detached bungalow presents an exciting opportunity to create your dream home in a highly sought after coastal setting. Offering plenty of potential, the property features a practical kitchen with ample worktop and storage space, while the light and airy dual aspect living room provides generous seating and a welcoming atmosphere. A separate dining room lends itself to more formal occasions and also offers scope for future reconfiguration (subject to the necessary consents), while the conservatory provides a peaceful space to relax and enjoy views over the private rear garden. Both double bedrooms are well-proportioned, offering comfortable accommodation, and the bathroom is designed with both a bath and separate shower to suit all needs.

Outside, the expansive rear garden is beautifully landscaped and fully enclosed, with mature shrubs adding colour and privacy. A large lawn and patio area create an ideal setting for outdoor dining and entertaining. The front of the property is equally attractive, with twin lawned areas and a gravelled driveway offering ample off road parking.



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Guide Price - £325,000

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

Entrance Porch
Hallway
Kitchen
Living Room

Dining Room
Conservatory
Bathroom
Bedroom Two
Bedroom One

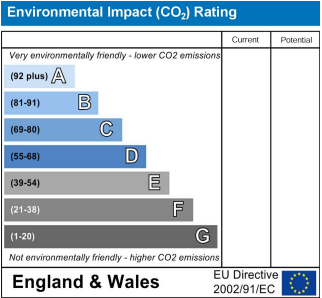
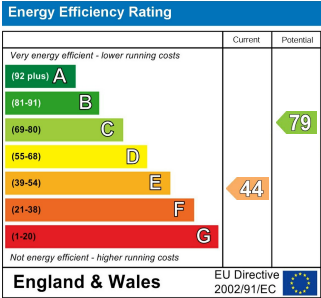
Outside

The gardens at this property are a true highlight. To the rear, a generously sized and fully enclosed space has been thoughtfully landscaped, featuring a lush lawn bordered by mature shrubs that provide vibrant colour and a sense of privacy. A spacious patio area offers the perfect spot for al fresco dining or relaxing in the sunshine. Convenient rear access at the bottom of the garden ensures easy upkeep and practicality. At the front, twin lawned areas frame the property beautifully.

Garage

A detached garage providing a useful amount of storage with electricity inside.





Parking

A graveled driveway providing off road parking for several vehicles.

Services

Mains water, electricity, Private drainage.

Council Tax Band- F**What3Words**

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Anti Money Laundering Regulations – Purchasers

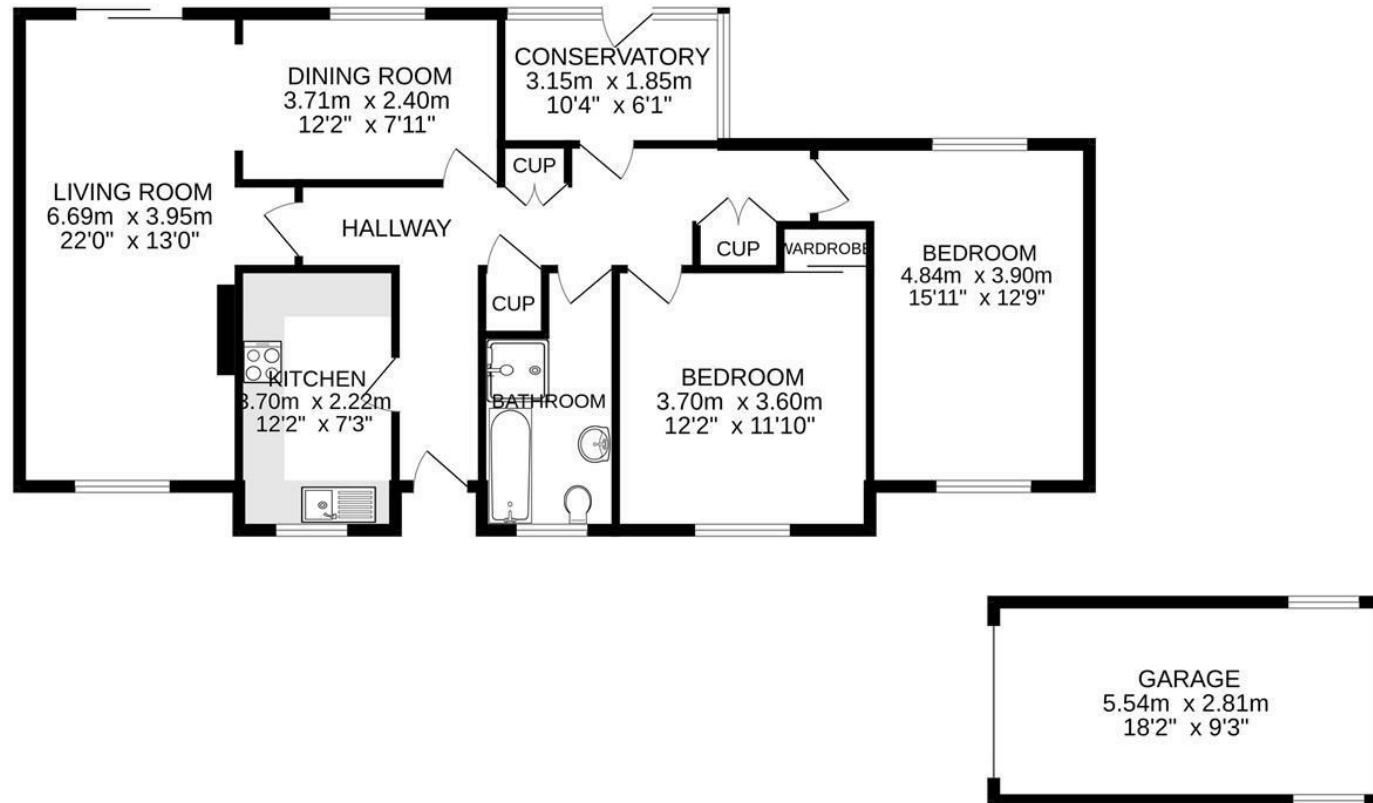
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



GROUND FLOOR



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