



Tyller Tythy & Creek View,
Gillan, Manaccan, Helston

LODGE & THOMAS
ESTABLISHED 1892

Tyller Tythy & Creek View, Gillan, Manaccan, Helston TR12 6HL

Guide Price - £975,000 Freehold

- Creek side setting
- Two residential dwellings
- 70m frontage to creek
- Granite quay
- Requiring complete renovation/redevelopment (STP)

A rare opportunity to acquire a unique waterfront property comprising two detached residential dwellings in an idyllic Creekside setting, with approximately 70 meters of water frontage to Gillan Creek and the benefit of a private quay. Situated within an Area of Outstanding Natural Beauty, the properties require comprehensive renovation or redevelopment potential, subject to the necessary planning consents.



The Properties

Accessed via a private driveway, the site occupies a sheltered protected wooded position on the southern slopes of Gillan Creek, enjoying a westerly aspect. The grounds extend to approximately $\frac{3}{4}$ of an acre and include a double garage, generous parking, sloping gardens leading to the creek, and a private landing quay.

This opportunity boasts two residential properties in an idyllic creek side setting, located at the end of a no through private road, leading to the driveway and private parking area with a detached double garage. The properties lie within the Lizard Area of Outstanding Natural Beauty and within a protected tree location.

Both properties require complete renovation or subject to planning approval, the site offers outstanding scope to create a spectacular single waterside residence or redevelop as two individual homes.

Due to the construction and condition of the properties, it is felt this opportunity would not be suitable for lending purposes by mainstream lenders. Alternative specialist lenders may offer financial assistance..

The Grounds

The garden and grounds are sloping towards the creek with pathways formed which lead down to the quay. The properties lie within a tree preservation order area, and the gardens are currently overgrown.

The private granite quay, with steps and a timber slip provides private access to the creek, and views are enjoyed up and down the creek towards St Antony in Meneage.





Approximate Area = 1704 sq ft / 158.3 sq m
 Garage = 354 sq ft / 32.8 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Outbuilding = 360 sq ft / 33.4 sq m
 Total = 2449 sq ft / 227.5 sq m
 For identification only - Not to scale

Tyllertythy

Arranged over three floors, Tyller Tythy is of timber construction with part cedar-clad elevations beneath a pitched roof, incorporating a useful block-built store at ground floor level. Heated by oil fired central heating.

Accommodation comprises:

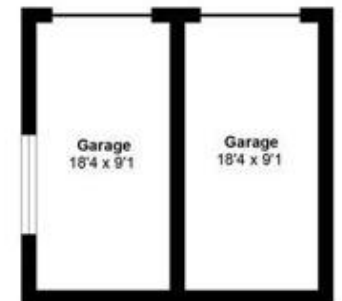
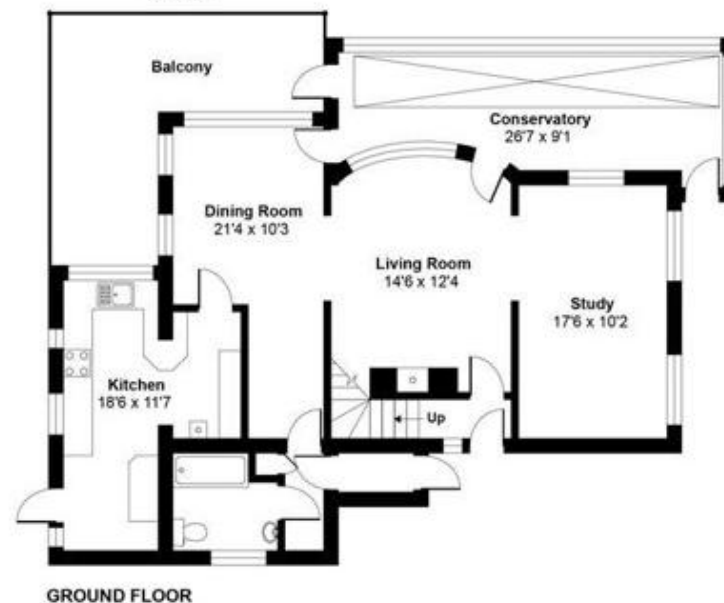
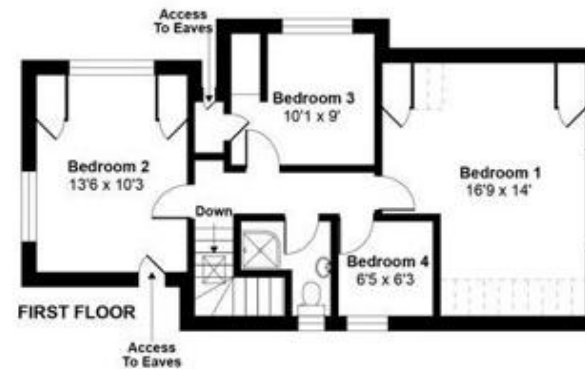
Lower Ground Floor : - Store room and Utility

Ground Floor: - Kitchen, Dining Room, Living Room, Study, Conservatory, Family Bath/shower room

First Floor: 3 / 4 bedrooms, shower room.



Denotes restricted head height



Approximate Area = 1080 sq ft / 100.3 sq m

Store = 37 sq ft / 3.4 sq m

Total = 1117 sq ft / 103.7 sq m

For identification only - Not to scale

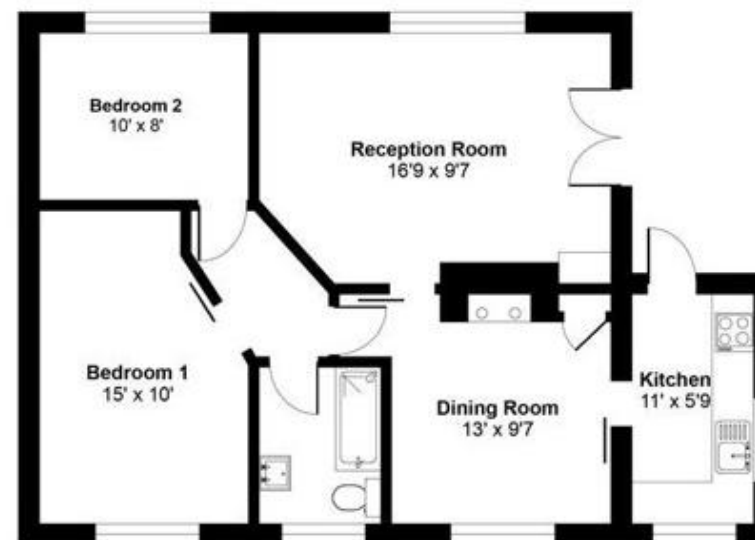
Creek View

Creek View is arranged over two floors and currently divided into two self-contained apartments. Constructed of blockwork, the property enjoys an elevated position, just above Tyler Tythy.

Accommodation comprises:

First Floor: Kitchen, dining room, reception room. two bedrooms, family bathroom.

Ground Floor: Kitchen/dining/living room. Bedroom.



FIRST FLOOR



GROUND FLOOR





Tyller Tythy: F
Creek View: Ground Floor G; First Floor G

Tyler Tythy: F
Creek View: D

Mains electric and water. Private Drainage.

None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

A neighbour has a pedestrian right of way down the driveway to place his rubbish bins.



Location

Positioned on the south side of Gillan Creek with a westerly outlook, the area is a popular location for the local and visiting yachtsman. Gillan Creek is a small separate tidal creek situated on the southern side of the wood fringed Helford River with its sheltered creeks and inlets. The river and creek open onto the superb sailing waters of Falmouth Bay and the Carrick Roads.

The former market town of Helston, home to the famous Furry Dance on Flora Day is approximately 11 miles distance and boasts a wide range of retail and professional and health services and leisure facilities whilst locally the village of Manaccan provides a public house and village school. St Keverne, approximately 3½ miles distant provides for services and facilities for everyday requirements.

The Lizard Peninsula, an Area of Outstanding Natural Beauty provides a plethora of country, wooded, creekside and clifftop walks and the property is superbly placed for easy access to the sailing waters of the Helford River, Falmouth Bay and the south coast of Cornwall.

The Helford village and the popular sailing club with bar and restaurant organizes a variety of social events throughout the year along with regular dinghy racing in the summer. The property lies in the renowned agricultural district in beautiful unspoilt countryside in the heart of the popular and thriving holiday area of the Lizard Peninsula.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
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