



Carn Killick Tregildry Lane, Gillan, Manaccan, TR12 6HG

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Carn Killick Tregildry Lane

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT-AFTER CREEKSIDE HAMLET
- LIGHT & SPACIOUS LIVING ACCOMMODATION WITH SUN PORCH & DINING ROOM
- GARDENS WITH PATIO, MATURE PLANTING & COUNTRYSIDE OUTLOOK
- SEA GLIMPSES TOWARDS FALMOUTH BAY & PEACEFUL RURAL SURROUNDINGS
- GARAGE & AMPLE OFF-ROAD PARKING TO BOTH FRONT AND REAR
- FREEHOLD
- COUNCIL TAX F
- EPC E44

Nicely positioned along a private lane, moments from the delightful Flushing Cove and renowned sailing waters of the Helford River, is this spacious detached two bedroom bungalow with gardens and parking to both front and rear.

Carn Killick is an individual and generously proportioned two bedroom detached residence situated in the sheltered and sought after creekside hamlet of Gillan.

The property enjoys a lovely outlook to fields and countryside beyond neighbouring properties, with sea glimpses towards Falmouth Bay. The sitting room is light and welcoming with a decorative fireplace providing a nice focal point for the room, whilst a sliding patio door invites the outdoors in and affords access to the rear sun patio. An archway opens into the dining room, whilst the fitted kitchen is well equipped and has a useful breakfast bar arrangement. The bathroom is generously sized with a well appointed fitted suite, whilst both bedrooms are comfortable doubles, with one having a large built in wardrobe.

The gardens are well tended with raised beds housing mature shrubs and plants and lawned areas. Both the rear sun patio & sun porch enjoy a southerly aspect and are ideal places in which to sit and relax throughout the year.

Conveniently accessed along private lanes to both front and rear, there is off road parking for a number of vehicles and a garage.

Potential buyers who enjoy an outdoor lifestyle, swimming, sailing, paddle boarding or other nautical activities will find the location of the residence, moments from the beautiful tidal waters of Gillan Creek and the delightful Helford River to be thoroughly agreeable.

The accommodation in brief comprises an entrance hallway, kitchen, lounge, dining room, bathroom, sun porch and two bedrooms. The property benefits from double glazing and electric heating.





FOR IDENTIFICATION ONLY



The Helford River and surrounding countryside is designated as an Area of Outstanding Natural Beauty which is clearly evident when visiting the unspoilt area of the thatch and slate roof cottages blending with the lush countryside offering tremendous tranquility and shelter south of the main river. For sailing enthusiasts the area offers excellent facilities and opportunities of exploring the many beautiful wooded creeks including Frenchman's Creek as immortalised by Daphne Du Maurier in her novel of the same. The popular and very active sailing club organises regular racing during the season and is also a lively social venue. There is a passenger ferry to Helford Passage on the north bank of the river operating during the summer months.

Gillan Cove is situated on the south of the Helford and is a sheltered tidal inlet with the cove playing host to just a small handful of individually designed properties which are highly sought after if and when they come to market. Shopping facilities are in the nearby village of St Keverne which lies approximately three miles away and, we are advised, the hamlet benefits from a daily bus service to Helston.

Manaccan village, also close by, has a primary school, a community owned thatched public house, Methodist chapel, 13th Century church and playing fields.

More extensive amenities can be found in the market town of Helston, some eleven miles distant, including schooling, national stores, leisure centre with indoor heated pool and cinema to name but a few.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed UPVC door to

ENTRANCE HALLWAY

Of generous proportions with loft hatch to roof space, doors to storage cupboards (with coat hanging rails and shelves over (one with electric consumer unit)), airing cupboard with slatted shelving, wall mounted electric night store heater, part glazed door to sun porch and doors off to all internal rooms.

KITCHEN 12'3" x 7'1" (3.73m x 2.16m)

Fitted kitchen with working top surfaces including a sink with drainer, cupboards and drawers under with matching wall cupboards over. Spaces are provided for a fridge freezer, washing machine and an electric cooker with a Hotpoint hood over. There is partial tiling to the walls, a breakfast bar, linoleum flooring, a spotlighting arrangement and a window to the front with a rural outlook and sea glimpses beyond neighbouring properties.

LOUNGE 21'9" x 13' max measurement (6.63m x 3.96m max measurement)

A light filled and welcoming dual aspect room with a local stone fireplace (not currently used) with slate hearth, mantle and display shelf providing a nice focal point for the room. Wall mounted electric night store heater and a sliding patio door to the rear sun terrace and garden. Window to front with pleasant rural outlook beyond lane. Archway to

DINING ROOM 12' x 7'9" (3.66m x 2.36m)

With window to rear garden and glazed internal door to hallway

BATHROOM

Nicely appointed with fitted suite comprising a low-level w.c, pedestal wash hand basin, shower cubicle with shower rail, housing an electric shower and a bath with a tiled surround. There is a mirrored medicine cabinet, down-flow heater, shaving point, beech effect vinyl flooring and an obscure glazed window to the front aspect.

BEDROOM ONE 15'5" x 12'8" inc door recess (4.70m x 3.86m inc door recess)

Comfortable double bedroom enjoying a dual aspect with a large window to the front aspect and a rural outlook and sea glimpses beyond the lane and neighbouring properties. Wall mounted electric night store heater and window to the rear garden.

BEDROOM TWO 12'3" x 11'9" (3.73m x 3.58m)

Double bedroom with built-in wardrobe with mirrored sliding doors hanging rail and shelf over. Large window to front aspect with rural views and sea glimpses. Wall mounted electric night store heater.

SUN PORCH 10'2" x 5'9" (3.10m x 1.75m)

A triple aspect room enjoying a sunny aspect with a part vaulted ceiling, tiling to the floor, shaped windows to the side and a door to the rear garden.

OUTSIDE

Accessed along a private lane a stone chipped driveway provides parking for a number of vehicles and leads on, in turn, to the garage. There are attractive raised beds with mature shrubs and plants and areas of raised lawn enjoying a pleasant outlook. At the borders there are established shrubs and plants including Salvia Fuchsia and Hydrangea.

GARAGE 18'5" x 9' (5.61m x 2.74m)

With an up and over door, power and light, windows to each side aspect.

Steps turn and lead up to the front terrace which leads on to the entrance of the dwelling. A side pathway and gate leads around to the rear garden, which enjoys a sunny outlook with a large sun patio area which is neatly enclosed and enjoys good degrees of privacy. There are areas of raised lawn, a shed and gates which lead to the rear off lane parking space.

SERVICES

Mains electricity, water. Private drainage.

AGENTS NOTE ONE

The property benefits from private drainage by way of a septic tank.

AGENT NOTE TWO

We are advised that the property is situated in a designated Conservation Area.

AGENTS NOTE THREE

Our clients advise us that there are private access lanes to both the front and rear of the residence. In relation to the front lane they have made a proportionate contribution (£40 several years ago) towards the maintenance and upkeep of the same when invited. Further details available upon request.

AGENTS NOTE FOUR

Our owners have indicated that they may be prepared to leave some items of furniture as part of the sale (if required). Further details are available upon request.

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band F

WHAT3WORDS

masterful.double.identify





MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

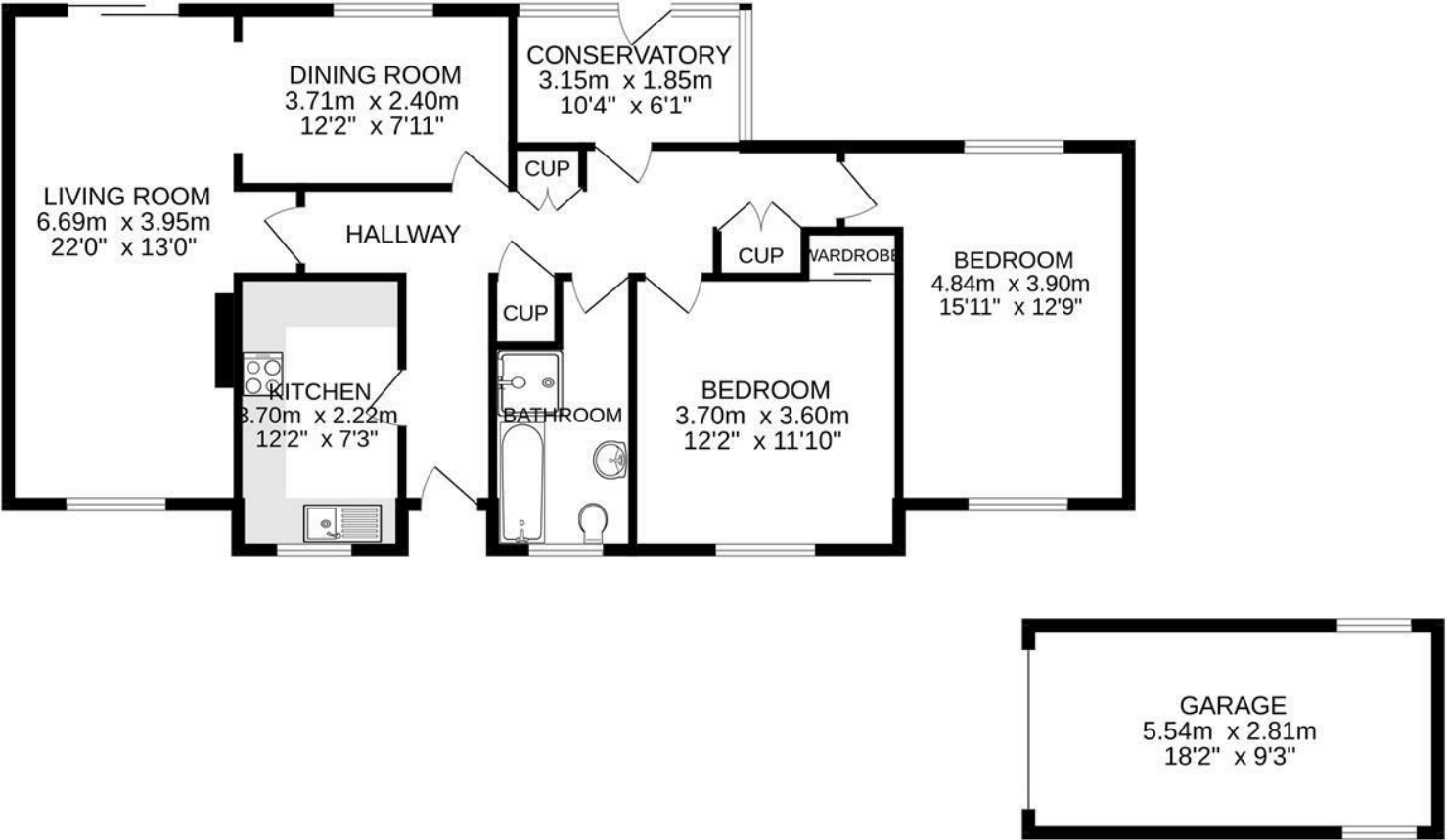
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

9th July 2026.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS