



Morva,
Gillan, Manaccan, Helston

LODGE & THOMAS
ESTABLISHED 1892

Morva, Gillan, Manaccan,
Helston, Cornwall TR12 6HG

Guide Price - £750,000 Freehold

- Bespoke non-estate detached bungalow
- Flexible 3/4 bedroom accommodation with conservatory
- 0.4 acres of mature gardens with detached double garage
- Exclusive private address away from busy roads
- Beautiful sheltered south coast setting with sea views
- Vacant possession

An individually designed detached bungalow hidden away in a wonderfully sheltered south coast hamlet enjoying 0.4 acres of mature gardens and views of the sea and coastline beyond. Being sold to close an Estate.



The Property

A detached modern bungalow that enjoys a truly delightful coastal setting, offering well-proportioned and flexible accommodation with scope for aesthetic improvement. It features a recessed entrance porch and opens into a large hallway with all rooms radiating off. Double doors open into a bright L-shape lounge/diner that has an open fire, picture windows over the front gardens taking in views of the sea and coastline beyond, and two sets of patio doors, one of which opens into a conservatory. The kitchen is fitted with a range of oak fronted cupboards and next to it is a utility room. There are three double bedrooms – one has a study/bedroom 4 leading off whilst the master, which also enjoys distant sea views, has an ensuite shower room/WC and a dressing room. The windows are double glazed, as is the conservatory, and the property has LPG central heating (boiler has been decommissioned).

Morva is nestled into around 0.4 acres of mature gardens, sloping in part and level to the front. The gardens are made up of various hidden corners for privacy and shelter with a level lawn to the front. To one side is a greenhouse whilst to the other is a detached double garage and parking for two/three cars.







Services

Mains electricity and water. LPG gas central heating (boiler decommissioned). Private drainage to septic tank. 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.

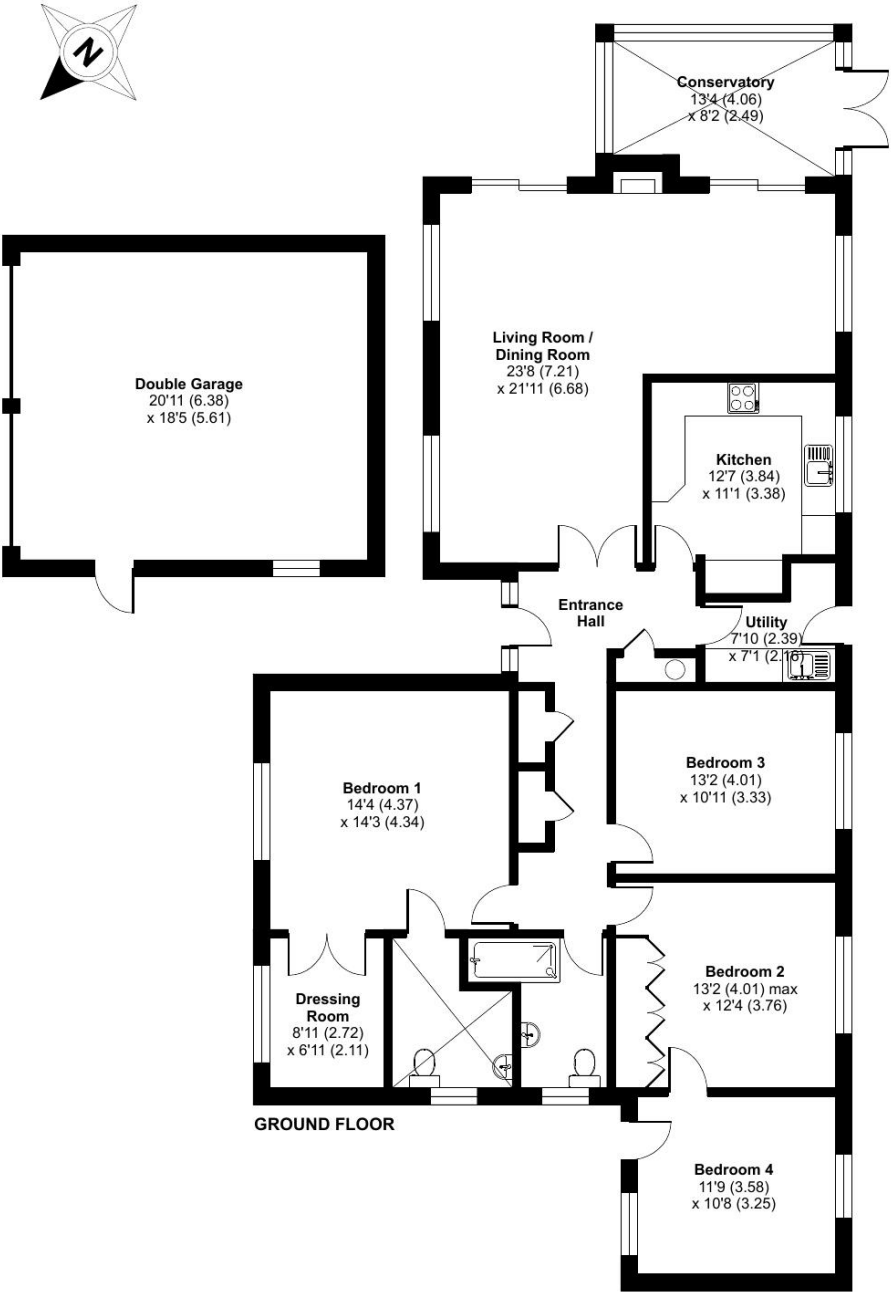
Wayleaves, Easements & Rights of Way

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

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Approximate Area = 1731 sq ft / 160.8 sq m
Garage = 385 sq ft / 35.7 sq m
Total = 2116 sq ft / 196.5 sq m
For identification only - Not to scale



Location

Gillan could easily be described as one of the County's "hidden gems" in the Parish of St Anthony in Meneage. Hidden away deep on the south coast, at the mouth of the Helford River, some of the UK's best sailing waters are close to hand, not to mention the plethora of picturesque creeks and inlets inspiring Daphne Du Maurier's novel Frenchman's Creek. This breathtaking cove is in an area of Outstanding Natural Beauty, less than 2 miles east of Manaccan, an historic village where facilities include a primary school, a thatched pub, and a 13th century Church. The village shop at St Keverne, 3 miles to the south, should cater for most daily necessities or there is the store at Mawgan, 6 miles west on the way to Helston, famed for its annual Floral Dance and RNAS Culdrose, 11 miles away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Helston take the A3083 south and past RNAS Culdrose. At the mini roundabout after Culdrose, bear left onto the B3293 and follow this road through Garras. Approximately 3 miles after leaving the roundabout turn left, signposted St Martin, Manaccan and Helford. Follow this road to Manaccan whereupon entering the village, turn right signposted Gillan and St Keverne. Follow the road towards Gillan, looking out for a turning on the righthand side into Machan Drive (private drive) and take this turning. Follow Machan Drive to its end where the property for sale will be found on the lefthand side, opposite Machan House.

what3words ///ringers.state.shadowed





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892