

# CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Tremara, Tregildry Lane, Gillan. Manaccan, Helston  
TR12 6HG

A detached residence commanding fine views over  
Gillan Creek, St Anthony and beyond.

Price Guide – Offers in the region of £500,000

Best & Final Offers to be received on or before  
12 noon Friday the 27<sup>th</sup> August 2021

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

# Tremara, Tregildry Lane, Gillan. Manaccan, Helston TR12 6HG

Gillan is a highly desirable residential area lying to the south of Gillan Creek and the Helford River. The property enjoys an elevated position above Gillan Harbour and commands fine views over the creek to St Anthony in the north and Falmouth Bay to the east. Gillan is a small settlement consisting mainly of individually designed and constructed properties the majority of which have been built since the 1900's. There is a small beach/harbour suitable for launching small craft with tidal moorings available at the mouth of St Anthony Creek. The adjoining Helford River has deep water moorings and its own sailing club with bar/restaurant facilities. The village of Manaccan is approximately two miles to the west and has a public house and junior school. More extensive facilities are available in the village of St Keverne and include doctor's surgery, shops, post office etc.

The property is a detached residence offering four bedroom accommodation split on two levels taking full advantage of the views from the principal rooms. The original bungalow was extended around the 1970's incorporating additional accommodation on two floors. In general terms the property requires modernisation/updating, giving any potential purchaser the opportunity to improve to their personal tastes and standards. Set in generous gardens with a majority to the front of the property with further garden to the rear, parking and turning space and garage.



**The accommodation comprises ( all dimensions approximate) –**

## **Entrance Porch**

With hallway leading up to Bedroom One and steps down to the inner hallway. Leading off the hall...

## **Dining Room 4m x 3.3m**

With built in cupboards, two upvc double glazed windows, steps down to..

## **Kitchen 4.5m x 2.4m**

With solid fuel Rayburn, built in range of storage cupboards, work surface with cupboards under incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine.

## **Rear Hall**

Leading off porch with stable door giving access to the rear garden.

## **Bathroom**

With green suite comprising bath with shower over, pedestal wash basin and low level wc.

## **Central Lounge 6.9m x 3.1m**

With tiled fireplace and leading off..

## **Sun Lounge 5.9m x 4.3m**

With upvc picture windows on three sides taking full advantage of the views over the Creek to St Anthony Church and the countryside beyond, feature fireplace part slate faced with a woodburner.



## **Off rear Hallway-**

## **Bedroom Two 2.5m x 2.3m**

## **Bedroom Three 3.3m x 3.2m**

With vanity wash basin and built in wardrobe.

### Bedroom Four 3.5m x 3m

With two upvc double glazed windows.

### Lower Inner Hall

With a bathroom off having a pink suite comprising pine panel bath, low level wc, pedestal wash basin, part tiled walls, built in airing cupboard, upvc double glazed window.

### Breakfast Room 3.6m x 2.5m

With pine panel walls to dado height, two upvc double glazed windows.

### First Floor

With steps from the main hallway giving access to -

### Bedroom One 3.9m x 3.6m

Enjoying a dual aspect taking full advantage of the view with two upvc double glazed windows, a range of built in wardrobes with cupboards over.

### Outside

### Single Garage



**Services – Mains water, electricity and private drainage. Council Tax Band F**

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On the 27<sup>th</sup> August 2021

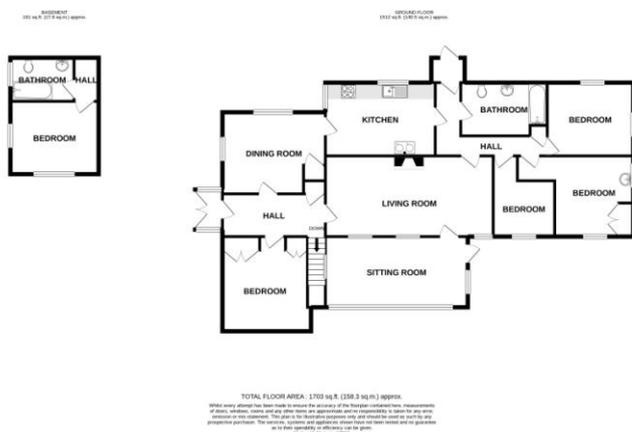
**Viewing Strictly by appointment only with the Vendors' Sole Agents**

### CARE & COMPANY

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**Date of Instruction:** 19 July 2021 **Date of Photographs:** 19 July 2021

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Access to the property is directly off Tregildry Lane leading to a parking and turning area. Gardens surround the property which are well enclosed and gently slope to the north. The main garden areas are laid to lawn with surrounding shrubs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D		
39-54	E		
21-38	F	22   F	✓
1-20	G		

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