



Downside  
Gillan, Manaccan

LODGE & THOMAS  
ESTABLISHED 1892

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## Downside

Gillan, Manaccan, Helston,  
Cornwall TR12 6HE

**Guide Price:** £450,000 Freehold

Commanding far reaching views over the countryside and out towards Falmouth Bay, a detached four bedroom bungalow, subject to an Agricultural Occupancy Condition, lying on a  $\frac{3}{4}$  acre level garden plot. The property is situated in a rural position on the outskirts of the hamlet of Gillan on the Lizard Peninsula, in an Area of Outstanding Natural Beauty.

The nearest village of Manaccan provides a Post Office and a public house, lies approximately  $1\frac{1}{2}$  miles distant, whilst the old market town of Helston is approximately 11 miles distant, providing a range of retail and professional services along with healthcare and educational facilities.

### The Property:

The property comprises a detached bungalow on a large level plot extending to approximately  $\frac{3}{4}$  of an acre with views from the garden over Falmouth Bay to Falmouth, St Mawes, Dodman Point and the landscape beyond.

The property was originally constructed in 1975, with a latter-day extension in 2006, under a pitched tiled roof and with PVCu double glazing and warmed by an oil-fired central heating system.

The property is subject to an Agricultural Occupancy Condition, restricting the occupation of the dwelling. When consent was granted for the erection of the bungalow back in 1973 agricultural condition reads: *'The occupation of the dwelling hereby permitted shall be limited to a person employed or last employed locally in agriculture as defined in Section 221 (1) of the Town and Country Planning Act 1962 or forestry, or a dependent of such person residing with him (but including a widow or widower of such a person).'*



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

**Entrance Porch** through to:

**Kitchen/Diner** (7.31m x 4.48m) dual aspect with sliding French doors to rear garden with views towards Falmouth Bay and Falmouth beyond. Fitted kitchen with a matching range of wall and base units with rolltop work surfaces over. Integrated stainless steel sink unit, integrated dishwasher and fridge freezer, space for oven with extractor hood over.

**Living Room** (7.59m x 5.7m max reducing down to 4.4m) L shaped, dual aspect room, two windows to rear with views over the garden, open fire with slate stone surround timber mantle over through to hall way with built in cupboards and loft access.

**Utility Room** (2.49m x 2.88m) Belfast sink, space for washing machine, shelving units. Cloak Room.

**Lean to porch** (2.49m x 1.66m) glazed two side door to exit;

**Bedroom One** (3.97m x 2.67m) window front elevation, wash hand basin;

**Bedroom Two** (3.97m x 3.17m) window to front elevation, built in wardrobe;

**Bedroom Three** (3.18m x 3.98m) window to front elevation;

**Bedroom Four** (3.48m x 2.83m) window to rear elevation, built in cupboards;

**Bathroom** (2.5m x 1m max) fitted bath with shower over, low level WC, wash hand basin, electric wall heater;

**Outside**

Adjoining the house is a **Garage** (5.75m x 2.83m) with pedestrian door to the rear door to the rear. Oiled fired boiler.



**Services:** Mains water, mains electricity and private drainage. None of the services have been tested and therefore no guarantees can be given.

**Council Tax Band:** D **EPC:** E

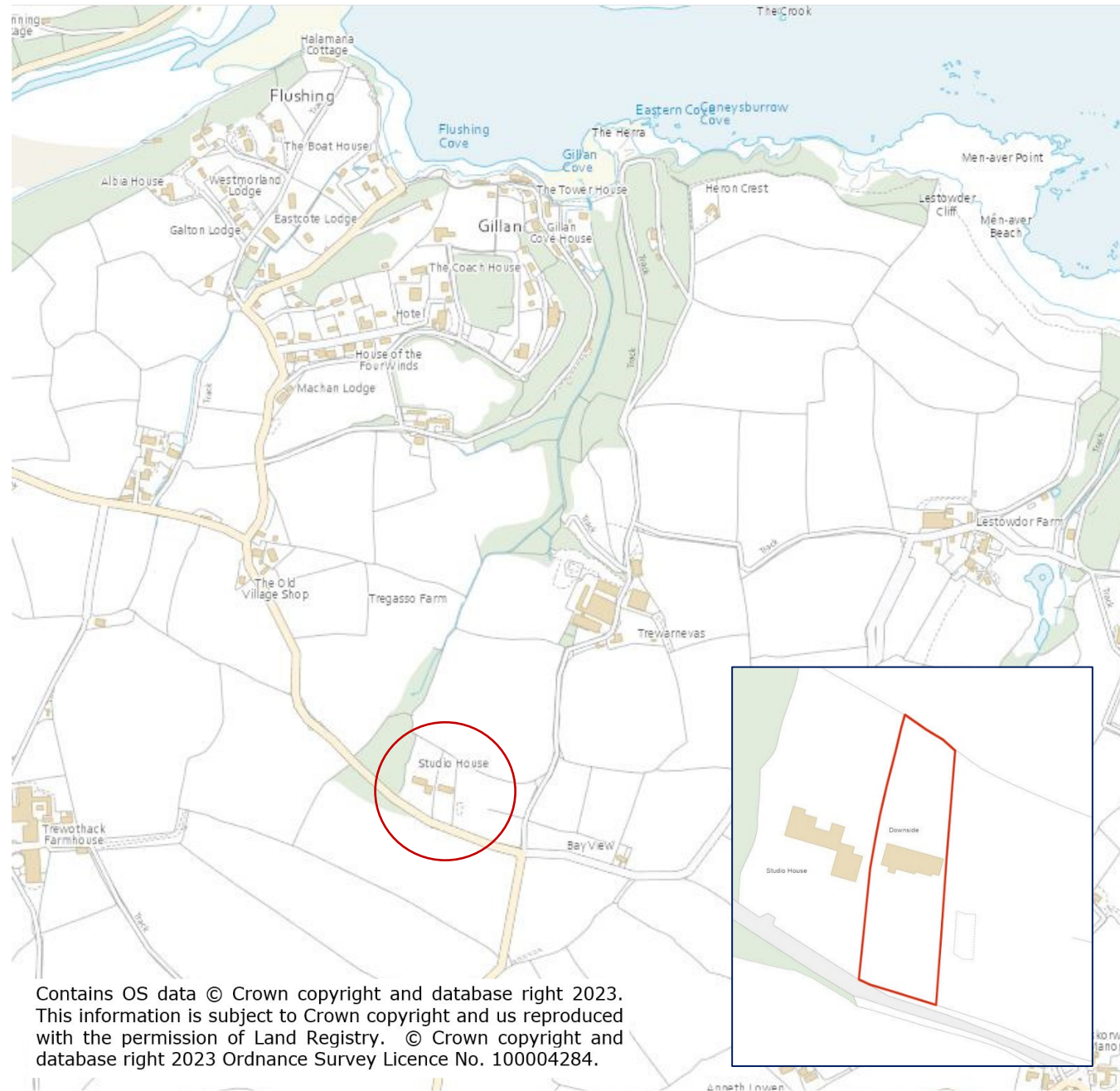
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**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.

**Viewings:** Viewings by appointment with the sole selling agents Lodge & Thomas 01872 272722.

**Directions:** From Manaccan follow the road towards Carn and without further deviation passing the turn off to Gillan and after approximately ¼ mile from the turning to Gillan the property can be found on the left hand side as marked by a 'For Sale' board.

**what3words**///climate.feeps.slate



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