



The Triangle Manaccan, TR12 6HR

£445,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

The Triangle

- GRADE II LISTED DETACHED COTTAGE
- HIGHLY REGARDED VILLAGE LOCATION
- THREE BEDROOMS
- MASTER EN SUITE
- BEAMED CEILINGS AND WOOD BURNER
- GARDEN & PARKING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC F-24

An opportunity to purchase a Grade II Listed detached cottage of immense charm and character in the highly regarded village of Manaccan. Well maintained both internally and externally by the current owner, a rare opportunity to own a prominent cottage in this lovely village.

The accommodation, in brief, provides on the ground floor an entrance hallway, lounge with beamed ceiling and impressive inglenook with wood burner, dining room with beamed ceiling, galley style fitted kitchen and rear porch area. On the first floor there are two bedrooms, the master of which is en suite and a family bathroom. On the second floor is a further charming bedroom with a canopied ceiling.

Manaccan is a delightful rural village situated on the Lizard Peninsula which has been designated as an area of outstanding natural beauty. On the edge of the parish are the unspoilt waters of the Helford River with its sheltered creeks, opening out into Falmouth Bay and beyond; a mecca for the sailing enthusiast. The village itself has a primary school, a community owned thatched public house, Methodist chapel, 13th Century church and playing fields.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Part glazed door to entrance hallway.

ENTRANCE HALLWAY

With wood panelling to the walls, stairs rising to the first floor and door to lounge.







LOUNGE 11'2" x 9'10" (3.42m x 3m)

With an impressive inglenook fireplace housing a wood burner set on a slate hearth with wood lintel over. To the side of the fireplace one can see where the original bread oven was situated. Window to the front aspect with window seat arrangement, feature shelving, part wood panelling to the walls and beamed ceilings. The room is lit by a series of wall lights and an opening leads back to an inner hallway with an understairs storage cupboard and opening to kitchen.

KITCHEN 17'5" x 5'1" (5.31m x 1.57m)

A galley style fitted kitchen with stone effect worktops that incorporate a one and a half bowl sink drainer unit with mixer tap and LPG hob. There are tiled splashbacks along with tiled sills and two windows looking out onto the rear garden. A mixture of base units under with plumbing, space for washing machine and fridge, built-in electric cooker and feature shelving.

DINING ROOM 11'0" x 9'0" max measurements (3.367m x 2.75m max measurements)

With beamed ceiling and bay style window to the front aspect looking out on to the village. Pendant lighting and door back to the rear entrance area.

REAR ENTRANCE AREA

With shelving and steps up and out on to the back garden.

From the front entrance stairs rise to the first floor landing.

FIRST FLOOR LANDING

With feature pendant light and steps up, with doors to master bedroom.

MASTER BEDROOM 11'6" x 9'8" (3.53m x 2.97m)

With window to the front aspect overlooking the village and Parish Church. There is a built-in wardrobe with further overhead storage. Door to en suite shower room.

EN SUITE SHOWER ROOM

Nicely appointed comprising glazed and tiled walk-in shower cubicle with electric shower, close coupled W.C., pedestal wash handbasin with tiled splashback, electric heated towel rail, extractor and window to the side aspect.

BEDROOM TWO 16'4" x 7'4" max measurements (5m x 2.25m max measurements)

With window to the front aspect overlooking the village, built-in wardrobes and a bespoke raised bed.

From the first floor landing a door opens and leads to a staircase that rises to the third bedroom.

BEDROOM THREE 20'6" x 9'3" (6.27m x 2.84m)

A super space with canopied ceiling, having limited headroom at the eaves, built-in wardrobe and a window to the front aspect.

OUTSIDE

To the front of the property is a lawned area with beds at the borders with shrubs and plants.

REAR GARDEN

Wooden gates lead to the gravelled parking area which is of good proportions and has parking for several vehicles and is enclosed by a mix of fencing and Cornish walls. There is a useful shed with log storage to the side. Steps lead down to the garden, nicely enclosed by walls, mainly hard landscaped with patio seating areas all of which are interspersed with beds housing mature plants, trees and shrubs. There is a pedestrian gate that leads out on to the side lane.

SERVICES

Mains water and electricity. Private drainage.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details.

DIRECTIONS

From Helston take the A3083 towards The Lizard. Go past the Royal Naval Air Station Culdrose and at this roundabout take the B3293, which is on the left hand side. Proceed to the next roundabout and take the right hand turning to St. Keverne. Follow this road for a couple of miles, passing the Trelowarren Lodges on your left hand side and take the next left, signposted Manaccan and Newtown. Proceed on this road until you come to the village of Newtown St. Martin. At the T junction turn right and after a short distance turn left, following the signpost for Manaccan. Follow this road for approximately two miles and you will come to a small crossroads, just before the Manaccan Methodist Chapel. Turn right and follow the road into the centre of Manaccan where you will see the property in front of you.

AGENTS NOTE

The property is Grade II Listed.

AGENTS NOTE 2

The listing can be viewed by copying the following link -

<https://historicengland.org.uk/listing/the-list/list-entry/1328609> where it states-

House. C18. Painted rubble and cob walls, slate sills, wooden lintels. Steep scantle slate roof sweeping lower to rear, formerly thatched, brick chimneys over gable ends.

COUNCIL TAX

Council Tax Band D.





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/>

DATE DETAILS PREPARED

5th April, 2025.

ANTI-MONEY LAUNDERING

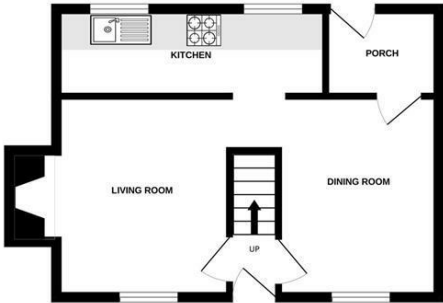
We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - PURCHASERS

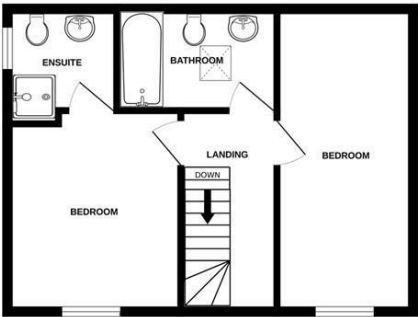
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



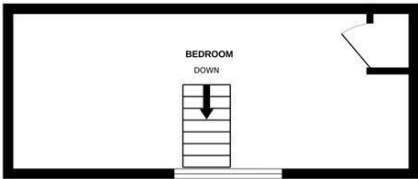
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		24
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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