



## Ganilly Cottage, Carleen, Breage, TR13 9NG

£550,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

## Ganilly Cottage,

- THREE BEDROOM DETACHED COTTAGE
- EXCELLENT LOCATION WITH CHARM & CHARACTER
- SEMI-RURAL LOCATION
- COTTAGE STYLE GARDEN
- PARKING & GARAGE
- FREEHOLD
- COUNCIL TAX D
- EPC E43

Effortlessly blending traditional charm and character with modern convenience this property has it all and is excellently located in a semi-rural area of Cornwall.

Prepare a delicious meal in the stylish kitchen and relax and unwind with your friends and family in the spacious dining room. Need to work from home? No problem there are a choice of areas perfect for a study in addition to utilising the light flooded bedroom on the ground floor with an adjacent shower room perfect as a guest room, hobby room or perhaps to run a business from.

The first floor hosts two gorgeous double bedrooms both of which overlook the gardens and a luxuriously appointed bathroom.

The outside space will not disappoint, the pretty cottage style gardens are of good size and offer a variety of areas including an expanse of lawn, a greenhouse and established beds and borders stocked with a profusion of shrubs, plants and flowers. With parking for seven cars or a boat or caravan and a large timber garage as well as a useful shed.



Nestled within the heart of the beautiful Cornish countryside and close to the National Trusts Godolphin House Estate, is the picturesque rural hamlet of Carleen, a thriving rural hamlet with an active community. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven, the larger village of Breage is just approximately 2 miles away providing a Public House, Post Office, Shop and close to three primary schools. The location of this super property is sure to impress those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The South Cornish coastline at Praa Sands is approximately 10 minutes away by car with easy access to the north and south coasts for swimming, sailing and beaches.

**THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

**UPVC STABLE DOOR TO**

**LOUNGE/DINING ROOM 31' x 14'2" (maximum measurements) (9.45m x 4.32m (maximum measurements))**

**LOUNGE AREA 18'7" x 14'2" (max into depth of bay window) (5.66m x 4.32m (max into depth of bay window))**

Attractive tiled floor to the entrance area and fitted carpet to the main area of lounge, log burner set on a slate tiled hearth, two radiators, beamed ceiling, bay window to front and open plan to





**DINING AREA 12'4" x 12'1" (3.76m x 3.68m)**

With tiled floor, radiator, beamed ceiling, window to front and doorway to

**STUDY AREA 12'2" x 6'5" (3.71m x 1.96m)**

A versatile area perfect for those wishing to work from home with useful storage cupboard and shelved storage with two windows to rear providing a good amount of natural light. Stairs rising to the first floor and open plan to

**INNER HALLWAY**

With radiator and stairs to rear hallway. Another useful light and bright space with velux for a second study area or perhaps additional storage/homework space for older children or play area for smaller children. Understairs storage and door to

**KITCHEN 12'5" x 11'2" (plus 11'7" x 6'5") (3.78m x 3.40m (plus 3.53m x 1.96m))**

A real highlight of the property, the kitchen has been beautifully refitted by the present owners with pale grey cabinetry topped with white stone worktops with an integrated sink and drainer with mixer tap incorporating a Quooker boiling hot water tap and filter. There are deep pan drawers, clever pull out storage and an integrated refuse and recycling centre with the highlight being a fabulous larder cupboard with integrated LED lighting and drawers providing for plentiful storage ensuring that you can effortlessly keep your kitchen essentials and groceries organised. Appliances include an integrated washing machine, dishwasher and wine cooler, there is also a Stoves Richmond delux range style oven (available by separate negotiation) with feature bespoke splashback featuring a sunset shot taken from Rinsey with extractor hood and light above. Space and point for American style fridge freezer, (which is also available by separate negotiation). Useful area currently used as a breakfast/informal dining area, radiator, windows to front, side and rear as well as a Velux style window and door to the garden ensuring a bright space at all times of the day with an attractive outlook onto the garden.



**REAR HALLWAY**

With door to side accessing one of the three parking areas and doors to bedroom three and downstairs W.C. and shower room.

**BEDROOM THREE 11' x 10'1" (3.35m x 3.07m)**

A gorgeous triple aspect double bedroom with velux roof light. A versatile room, with windows to both sides and rear and two radiators. Alternatively it could be a hobby room/games room/studio/yoga room.





#### **SHOWER ROOM 6'8" x 5'5" (2.03m x 1.65m)**

With shower cubicle with aqua panelling and Mira Jump electric shower, wall mounted wash hand basin in vanity unit with useful storage below, low level W.C. and chrome effect ladder style radiator and window to side.

#### **FIRST FLOOR**

##### **LANDING**

A galleried style landing with useful storage cupboard and doors to bedrooms and bathroom.

##### **BEDROOM ONE 11'7" x 10'4" (3.53m x 3.15m)**

A double bedroom with king size bed and radiator. A wonderfully calm feeling room with window to front overlooking the garden.

##### **BEDROOM TWO 10'7" x 10'4" (3.23m x 3.15m)**

A double bedroom with king size bed and radiator. With window to front overlooking the garden.

##### **BATHROOM 7'4" x 6'9" (2.24m x 2.06m)**

A luxuriously appointed bathroom with a corner bath with wall mounted mixer tap and chrome effect mixer shower and aqua panel surround, low level W.C., wall mounted wash hand basin in vanity unit with useful storage, chrome effect ladder style radiator and window to the front.



## OUTSIDE

The gardens are an absolute delight, to the immediate front of the property are pretty cottage style gardens featuring an expanse of lawn surrounded by established borders bursting with mature plants, shrubs and flowers to include some roses, featured in a rose wall. This is a perfect spot to enjoy an alfresco meal or cream tea. Paths lead down through the gardens passing a greenhouse and patio seating area accessed from the kitchen. The area is private and west facing and a real sun trap, walled section which will satisfy even the keenest gardener and the plot is well planted with trees and shrubs. There is also the tranquil seating area just behind the kitchen. There is a patio/bbq area just outside the kitchen door ideally located for alfresco dining. To the end of the garden is another vehicular access to the wooden double gates leading to four parking spaces in front of and to the side of a large timber garage and useful garden shed. Two further parking areas for up to three vehicles are located at the main entrance to the plot.

## SERVICES

Mains water, electricity, private drainage and oil fired central heating.

## WORLD HERITAGE SITE

The property is situated in a World Heritage Site.

## 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 D.

## DATE DETAILS PREPARED.

17th March 2026.









#### WHAT3WORDS

motive.wand.swimmer

#### 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/> We are advised by the vendors that fibre is currently in the cottage.

#### PROOF OF FINANCE - PURCHASERS

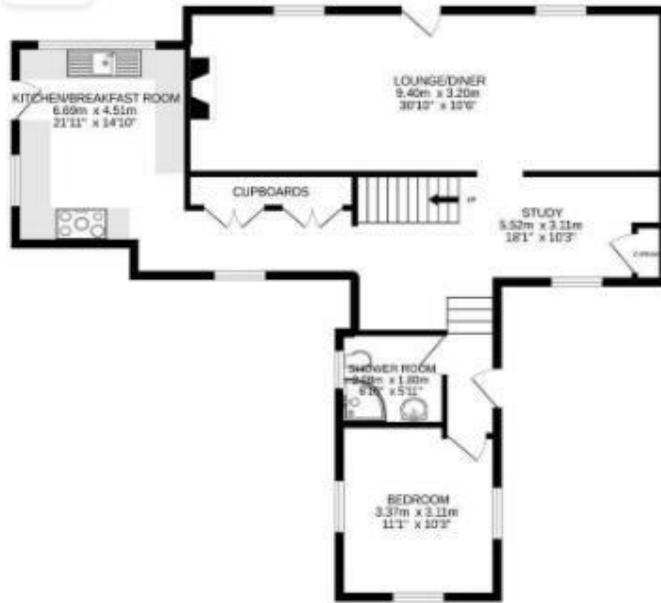
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



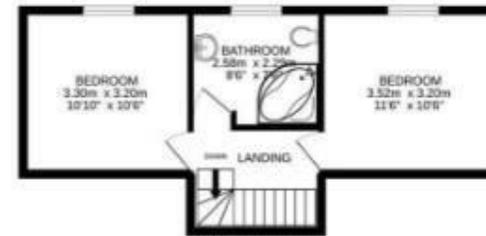
# Floorplan



GROUND FLOOR



1ST 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 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 carpets 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. Lease 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.



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