





A rare opportunity to purchase a stunning, sympathetically restored, detached barn conversion of exceptional quality within a spacious rural environ. A broad fronting, four bedroom, detached single storey barn conversion complemented by an impressive specification, incorporating an attached annexe, large gardens, detached double garage, generous private off road parking and delightful far reaching rural views. As sole acting agents we wholeheartedly recommend an early viewing. Freehold. Council Tax Band D & B. EPC D60



**SUMMARY OF ACCOMMODATION**

**GROUND FLOOR**

Porch. Kitchen/Diner. Living Room. Dining Room. Utility Room. Shower Room. Bedroom 1 with En Suite and Dressing Room. Bedroom 2. Bedroom 3. Inner Hallway.

**THE ATTACHED ANNEXE**

**GROUND FLOOR**

Open plan Kitchen/Living Room. Shower Room. Bedroom 4.

**OUTSIDE**

Detached double garage with additional workshop. Two access driveways to the property. Generous gardens including, shed and granite built store and greenhouse.

**THE PROPERTY**

A rare opportunity to purchase a stunning, sympathetically restored, detached barn conversion of exceptional quality within a spacious rural environ. A broad fronting, four bedroom, detached single storey barn conversion complemented by an impressive specification, incorporating an attached annexe, large gardens, detached double garage, generous private off road parking and delightful far reaching rural views. The property is situated within a quiet rural area, yet only a four mile drive to Helston with all its amenities on offer.

This distinguished home offers a fine, one bedroom self contained attached private annexe, and could potentially be ideal for the discerning purchaser seeking an extended home to accommodate a dependent relative, or alternatively to rent out to the holiday sector. The attached annexe offers it's own independent privately screened garden areas together with separate parking.

This fabulous property offers gorgeous exposed mellow granite/stone external elevations, under a pitched slate tiled roof complemented by terracotta ridge tiles, UPVC double glazed sash windows/external doors with slate sills and warmed throughout by oil fired under floor zoned heating. The property is further warmed during the winter months by a log burning stove situated within the living room. The residence has been fitted with a dressed cut slate floor throughout, a fitted kitchen with island complemented by quality granite work surfaces and most of the living areas offer impressive open vaulted ceilings. We believe this meticulous renovation of the barn was carried out between 2012 and 2016 to a high standard incorporating insulated concrete block cavity wall construction.

Captivating far reaching rural views are to be enjoyed from the property and gardens looking towards Tregonning Hill and beyond. The generous well kept manicured gardens are mainly laid to lawn with established evergreen and beech hedging to most of the borders, together with a superb quality Indian sandstone patio making an ideal venue for 'al fresco' dining throughout the summer months. Well stocked flowering raised stone borders add to the attractive patio areas, and the home offers an excellent separate fruit and vegetable growing garden together with a shed.

A large tarmac driveway leads up to the detached garage offering copious

amounts of parking together with a separate parking area for the annexe. There is also another driveway leading up to the front aspect to the barn (refer to Agents Note 2).

**LOCATION**

The rural barn is situated near the villages of Polladras, Breage, Carleen and Godolphin. The nearby residential village of Breage is located just off the A394 just west of Helston, and within a short drive to the spectacular southern Cornish coastline. The village of Breage offers an excellent junior school, general store/post office and public house. The villages of Carleen, Godolphin and Porthleven are nearby offering schooling, post office, shops, public houses, and restaurants etc. The larger towns of Helston, about 4 miles distant and Penzance are within easy vehicular reach providing a larger array of amenities such as large national branded supermarkets, senior schools etc.

**DIRECTIONS**

From Helston drive westwards along the A 394 and turn right at the top of the hill at Chris Nicholls Garage on the B3302. Continue along the B3302 for 1.7 miles passing the turning on the right for Camborne, then take the next left turning signed Breage/Carleen. Continue along this lane for 0.3 miles and turn right at Peace Corner (stables located on the corner). Continue slowly along this winding lane for 0.4 miles and the barn can be found on the left hand side.

**THE ACCOMMODATION COMPRISES**

**(All dimensions and floor plans are approximate)**

The property is approached by two driveways serving both the front and rear aspects. From the lane a gate opens out onto the extensive tarmac driveway sweeping up to the double garage. A footpath leads down to the property which leads up to the front glass fibre composite double glazed door opening out into the porch.

**Porch 7'3" x 4'3" (2.21m x 1.30m)**

A double aspect porch overlooking the front driveway. Slate tiled floor, an exposed granite wall, ceiling light and a UPVC double glazed stable door opening into the kitchen/diner.

**Kitchen/Diner 17'3" x 13'5" (5.26m x 4.09m)**

A stylishly equipped contemporary kitchen offering a selection of quality painted base/wall storage units complemented by stunning granite work surfaces, stainless steel handles, soft closing drawers and doors. Inset double bowl stainless steel drainer sink with a mono mixer tap. Freestanding electric cooker with a tiled splash back. Kitchen island with granite work surface and cupboard space beneath. Space provided for an upright fridge/freezer. Open vaulted ceiling complemented by a huge ridge beam and incorporating a 'Velux' window. Larder cupboard plus an additional storage cupboard. Space and plumbing for dishwasher. Dressed cut slate flooring, window to the front aspect and part exposed granite feature wall. Doors off to the living room, dining room and inner hallway.

**Living Room 21'7" x 13'5" (6.58m x 4.09m)**

A fabulous triple aspect room with an open vaulted ceiling complemented by an exposed ridge beam and incorporating three 'Velux' skylight windows. Terrific far reaching rural views can be enjoyed looking toward Tregonning Hill. A pair of UPVC double glazed doors open out onto the rear paved

patio. Two feature 'arrow slit' windows complemented by exposed granite lintels and quoins. Dressed cut slate floor, log burning stove, TV point and ceiling lighting.

**Dining Room 17'1" x 9'11" (5.21m x 3.02m)**

A double aspect room enjoying lovely views across the rear garden. Open vaulted ceiling with exposed feature ridge beam and two inset skylight 'Velux' windows. Dressed slate flooring, TV point and ceiling lighting. A pair of UPVC double glazed doors open out onto the rear paved patio.

**Inner Hallway**

Dressed slate flooring, window to the rear garden, ceiling lighting and UPVC double glazed door to rear aspect. Doors off to:-

**Utility Room 8'4" x 5'11" (2.54m x 1.80m)**

Selection of cream coloured base/wall storage units, complemented by stainless steel handles, soft closing doors/drawers and granite effect work surfaces. Inset stainless steel drainer sink fitted with a mono mixer tap and ceramic tiled splash backs. Space and plumbing provided for a washing machine and drier. Extractor fan, ceiling light, slate floor and a UPVC double glazed stable door opening out onto the front aspect.

**Shower Room 8'3" x 6'2" (2.51m x 1.88m)**

Large corner shower unit fitted with curved sliding screen doors. Low level WC. Bidet. Wash hand basin fitted with a mono mixer tap, illuminated vanity mirror above and storage cupboards below. Shaver point. Slate floor, chrome towel radiator, part ceramic tiling to walls, window, extractor fan and ceiling light.

**Bedroom Three / Study 8'3" x 6'9" (2.51m x 2.06m)**

Window to the front aspect incorporating a deep slate cill, slate floor, internet point and ceiling light.

**Bedroom Two 10'1" x 8'5" (3.07m x 2.57m)**

Large window to the front aspect, slate floor, TV point and ceiling light.

**Bedroom One 12' x 11'9" (3.66m x 3.58m)**

Open vaulted ceiling featuring an exposed ridge beam. Two windows with deep slate cills overlooking the front aspect, slate floor, TV point and ceiling lighting. Doors off to the en suite and dressing room.

**En Suite 5'7" x 5'3" (1.70m x 1.60m)**

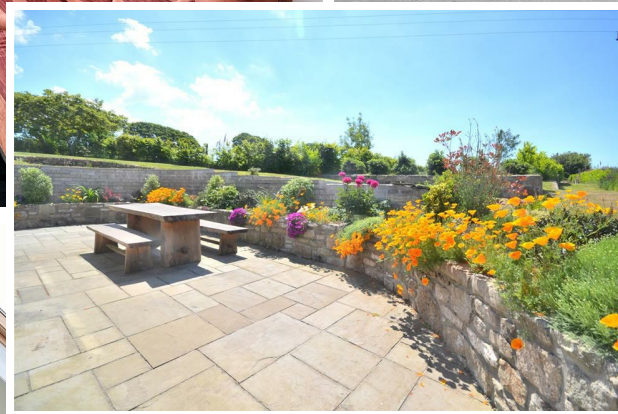
Corner shower unit fitted with curved sliding screen doors. Low level WC. Wash hand basin fitted with a mono mixer tap with an illuminated vanity mirror above and storage cupboard below. Chrome towel radiator, slate floor,extractor fan, ceiling light and part ceramic tiling to walls. Window with deep sill to front elevation.

**Dressing Room 5'11" x 5'3" (1.80m x 1.60m)**

'Velux' skylight window, fitted clothes rail and slate floor. Manifold for heating and timer controls for heated towel rails.

Two large useful loft spaces. Both with Velux skylight windows, fully boarded with power and light.











## ATTACHED ANNEXE

### **Kitchen/Living Room Annexe 15' x 12' plus 5'9" x 5'6" (4.57m x 3.66m plus 1.75m x 1.68m)**

Enter through the UPVC stable door to a triple aspect open plan kitchen/living room. Cloak store cupboard. The kitchen area comprises a selection of cream coloured base/wall storage units complemented by stainless steel handles, soft closing drawers/doors and granite effect work surfaces. Inset stainless steel drainer sink fitted with a mono mixer tap. Space and plumbing provided for a washing machine. Space provided for an under counter fridge. Freestanding electric cooker with an extractor canopy above. Window with deep sill facing the side garden. Open vaulted ceiling featuring an exposed ridge beam and 'Velux' skylight window. Slate floor, window with a deep sill reveal to the front aspect, TV point and ceiling lighting. A pair of UPVC double glazed doors opening out onto the rear private garden area.

### **Shower Room Annexe 7'10" x 5'9" (2.39m x 1.75m)**

Large shower unit fitted with curved sliding screen doors. Low level WC. Wash hand basin fitted with a mono mixer tap, illuminated vanity mirror above and storage cupboard below. Slate floor, high level skylight 'Velux' window, towel rail radiator and ceiling lighting. Shaver point and extractor fan.

### **Bedroom Four 12' maximum x 9'8" maximum (3.66m maximum x 2.95m maximum)**

Open vaulted ceiling with exposed ridge beam and ceiling lighting. Slate floor and window to the front aspect. Useful high level storage cupboard.

## OUTSIDE

### **Detached Garage and Workshop 30'3" x 20'6" external measurements (9.22m x 6.25m external measurements)**

A concrete block built garage incorporating cavity wall construction. A pair of 'up and over' doors. Power and light connected. Separate consumer unit fitted. Three 'Velux' skylight windows fitted to the rear, with a window

to the workshop front aspect together with a side access door. External water tap fitted.

### **Store 11'9" x 10'2" (3.58m x 3.10m)**

Situated at the end of the front driveway. A useful gardening store, power/light connected, window to the front and work bench fitted.

## SERVICES

Mains water, mains electric, private drainage by way of a recently installed sewage treatment plant.

## PARKING

There is off road private parking for several vehicles.

## TENURE - Freehold

## COUNCIL TAX BAND

Penhale Vean D. Annexe B.

## BROADBAND AND MOBILE PHONE COVERAGE

Please go online and check Ofcom for available services.

## Agents Note 1

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any

of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

## Agents Note 2

We have been informed that the front entrance driveway is totally owned by our vendors, and the neighbouring property enjoys a vehicle and pedestrian right of way over the initial part of the entrance driveway before the vendor's entrance gate, to gain access to their property.

We have been informed by our vendors that there used to be a field gate behind the shed at the end of the gravel drive, with a right of way for the farm, used when the cattle were brought in for milking. This Right of Way ceased to be used some 15 years ago and has not been exercised during our vendor's ownership. In agreement with the farmer some years ago, the gate was removed and a stone hedge built across the gateway.

## Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with instructed solicitors.