



LOCATION. LOCATION. LOCATION. A once in a lifetime opportunity to purchase a totally unique 16th Century, Grade II listed, broad fronting, former mine captains cottage of immense charm, positioned within magical woodland gardens, and beautifully nestled within the historic National Trust Godolphin Estate. The property offers generous three reception rooms, three double bedrooms, together with three en suites. To be sold for the first time in approximately forty years. This delightful property offers massive potential, and now requires complete modernisation to bring it back to its former glory. A VIEWING IS HIGHLY RECOMMENDED. NO ONWARD CHAIN. Freehold title. Council Tax Band F. EPC F24.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Kitchen. Living Room. Dining Room. Conservatory. Study.

FIRST FLOOR

Split level landing. Bedroom 1 with En suite. Bedroom 2 with En Suite. Bedroom 3 with En Suite.

OUTSIDE

Detached Blowing House which was renovated in 2005.
Detached Garage. Front and rear woodland gardens.
Summerhouse. Outside gardener's toilet.

THE PROPERTY

LOCATION. LOCATION. LOCATION. A wonderful opportunity to purchase a totally unique 16th Century, Grade II listed, broad fronting cottage of immense charm, positioned within magical woodland gardens and beautifully nestled within the historic National Trust Godolphin Estate. The property is being sold with no onward chain and is to be sold for the first time in approximately forty years. This delightful property offers massive potential and now requires complete modernisation to bring it back to it's former glory.

This property originally once belonged to a wealthy mine captain, and within the enchanting gardens there is a unique detached Grade I Blowing House which was used to smelt tin, and we understand is the only one in existence in Cornwall.

The property offers painted stone/rendered external elevations, under a pitched slate tiled roof complemented by terracotta ridge tiles, pretty multi pane wooden framed windows and heated by an oil fired central heating system. The home is further warmed during the winter months by a log burning stove situated in the living room. A useful gardener's external WC is situated adjacent to the conservatory.

The ground floor offers a kitchen, living room, dining room, conservatory and study. A staircase ascends from the dining room to the first floor accommodation which offers three spacious double bedrooms, all benefiting from en suite bath/shower rooms.

The extensive sylvan gardens are mainly laid to lawn and bordered by Natural Trust woodland providing a very high degree of privacy, peace and tranquility. The property owns a

detached two storey garage located opposite the Natural Trust's driveway, together with the Blowing House which was once used for tin smelting purposes many moons ago.

A viewing is highly recommended to appreciate this wonderful unique home where the next owner can place their own 'stamp' on the future internal design and modernisation programme.

LOCATION

The highly regarded residential village of Godolphin Cross is a picturesque rural village, located amongst gorgeous rolling countryside, and within easy driving distance of both south and north Cornish coastlines offering superb surf beaches. The area is surrounded by farmland and National Trust areas providing some outstanding walks, and Tregonning Hill is close by where one can enjoy magnificent far reaching rural views towards both coastlines. Nearby is the historic estate of Godolphin House, which is one of Britain's most highly admired National Trust's properties set within superb gardens and grounds. The villages of Breage and Porthleven are nearby offering schooling with Porthleven offering shops, public houses, and restaurants. A local bus service operates through Godolphin village serving the surrounding areas. The larger towns of Helston and Penzance are within easy vehicular reach, providing a larger array of amenities such as national branded supermarkets, shops, dentists, doctor surgeries, junior and senior schools.

DIRECTIONS

Proceed from Helston towards Godolphin. Once at the crossroads within Godolphin village, continue straight on towards Godolphin House for 0.5 mile whereupon Blowing House Cottage can be found on the right hand side. Drive down the National Trust's unmade road where the house can be found on the left hand side.

PARKING

Garage parking.

TENURE

Freehold

COUNCIL TAX BAND F

SERVICES

Mains Water. Private Drainage. Mains electricity. Oil fired central heating.

THE ACCOMMODATION COMPRISES

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

The property is approached from the National Trust's driveway, where a painted picket style gate opens onto the footpath with steps descending to the impressive and substantial granite paved patio, which in turn leads up to the painted wooden stable door opening into the kitchen.

KITCHEN 16'5" x 12'11" (5.00m x 3.94m)

A selection of wooden base/wall storage units including a feature central island. Inset stainless steel twin sink fitted with a mono mixer tap. Inset electric hob and BBQ twin griddle. Windows overlooking the front aspect. Open beam ceiling. Slate tiled floor, radiator and ceiling lighting. Door to living room. Steps descending to the dining room, study and conservatory.

LIVING ROOM 21' x 11'11" (6.40m x 3.63m)

Three sash windows fitted with internal shutters overlooking the front garden. Substantial granite period fireplace incorporating a log burning stove situated on a granite hearth. Two radiators, ceiling light, TV point and open beam ceiling. Storage shelving and cupboard.

DINING ROOM 14'8" x 13'7" (4.47m x 4.14m)

Window to rear aspect and internal front window looking into the adjacent conservatory. Wall lighting, radiator, cellar trap door with wooden steps giving access to a small underfloor storage area. Access door to the staircase ascending to the first floor. Door to study. Pair of wooden glazed doors opening into the conservatory.

CONSERVATORY 24'2" x 9'3" (7.37m x 2.82m)

A large classical wooden framed double glazed conservatory complemented by a mono sloping glazed roof. Doors to the rear garden. Ceramic tiled floor.

STUDY 14'7" x 10'1" (4.45m x 3.07m)

Triple aspect study, LPG fireplace and radiator.

STAIRCASE

Accessed from the dining room. A closed tread carpeted staircase ascends to the first floor landing. Wall mounted electric distribution board with a high level window above.

First Floor Landing

A split level landing which serves three spacious double bedrooms with their own independent bath/shower rooms.





Bedroom One 12' x 11'10" (3.66m x 3.61m)

Triple aspect bedroom overlooking the front and rear gardens. Two front windows fitted with internal shutters. Built in wardrobe, radiator, loft access hatch and storage cupboard.

En Suite to Bedroom 1 8'7" x 7'1" (2.62m x 2.16m)

Shower unit. Low level WC. Bidet. Wash hand basin with storage cupboard below. Ceramic tiled floor. Chrome towel radiator. Ceiling light, extractor fan and window fitted with opaque glass and internal shutters.

Bedroom Two 14'7" x 11'5" (4.45m x 3.48m)

Triple aspect bedroom enjoying front, side and rear garden views. Built in wardrobe and two radiators.

En Suite to Bedroom 2 8'10" x 8' (2.69m x 2.44m)

Bath. Wash hand basin with cupboard below and vanity mirror above. Low level WC. Bidet. Window to the rear aspect, together with a high level Velux skylight window. Ceramic tiling to walls and floor. Chrome towel radiator plus another radiator. Ceiling lighting and extractor fan. Airing cupboard incorporating the hot water storage cylinder fitted with an electric immersion heater.

Bedroom Three 13'11" x 11'3" (4.24m x 3.43m)

A double aspect bedroom enjoying front and side garden views. Internal window shutters fitted to two windows. Radiator, storage cupboard and ceiling light.

En Suite to Bedroom 3 8'5" x 6' (2.57m x 1.83m)

Shower unit. Bidet. Low level WC. Wash hand basin with

cupboards below and vanity mirror above. Ceiling light and extractor fan.

OUTSIDE**BLOWING HOUSE 11' x 10'2" (3.35m x 3.10m)**

A detached Grade I Listed blowing house, and we understand that it is the only one in existence within Cornwall. This historic building was once used to smelt tin. Constructed of granite/stone under a pitched scantle slate tiled roof. Large flagstone slate flooring. Open fireplace and vaulted ceiling.

GARAGE 22'3" x 13'5" overall internal measurement (6.78m x 4.09m overall internal measurement)

A detached two storey stone built garage under a pitched slate tiled roof. Wooden access door. Water connected. Staircase to the first floor store room.

STORE ROOM ABOVE GARAGE 22'1" x 7'8" (6.73m x 2.34m)

Two Velux skylight windows. Restricted head room with sloping ceiling either side. Eaves storage cupboards. Ceiling light.

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

There is an adjacent overgrown area of orchard/woodland and pond (behind the garage), which is owned by the National Trust. We have been informed it has been leased for many years to the owners of Blowing House Cottage at a peppercorn rent. The access driveway from the main road is owned by the National Trust which gives access to the detached garage. As acting agents, we have been informed that the owners of Blowing House Cottage have enjoyed a vehicle and pedestrian right of access for many decades. The main driveway is also a natural right of access for walkers and operatives for the National Trust.