



ROHRS & ROWE

Poledan House
Churchtown
Cury
Helston
TR12 7BW

- Modern, energy efficient and spacious barn conversion
- Open plan 29'3 x 28'6 kitchen/ dining / sitting room
- Far reaching countryside and distant sea views
- Reverse level layout
- 3/4 en suite bedrooms
- 2 bedroom self contained internal annexe
- Mezzanine reception room with wood burner
- Circa 3000 Sqft of accommodation
- Landscaped patio gardens
- Ample off road parking
- Detached garage
- Underfloor heating
- PV Solar Panels
- EPC B
- Council Tax Band F



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A LARGE, MODERN AND VERY STYLISH 4/6 BEDROOM ENERGY EFFICIENT BARN CONVERSION WITH FAR REACHING COUNTRYSIDE VIEWS AND INCORPORATING A SELF-CONTAINED 2 BEDROOM ANNEXE.





PROPERTY

Designed to be energy efficient and to maximise its impressive views, Poledan House is laid out in a reverse-level format. The majority of the upper floor is occupied by the very impressive 29'3 x 28'6 kitchen/dining/sitting room. This open-plan space offers views that stretch across to Poldhu Cove and resembles a stylish loft apartment, with exposed concrete beams complementing the design and the kitchen's unique granite work surfaces provided by Duke Stone of Cornwall. Adjacent to the kitchen on this level is a light-filled mezzanine-level reception room featuring a lovely log burner and staircase, adding plenty of character.

Descending from the mezzanine level, there is another large reception room with floor-to-ceiling windows that provide a beautifully bright space. This area could be adapted into a further internal annexe or utilised as a generous bedroom area with a walk-in closet and en suite if desired, or it could even serve as an amazing office space. To the side, there are three en suite bedrooms, all of good size, along with a well-equipped utility room. Additionally, there is a self-contained two-bedroom internal annexe that could be incorporated if desired. This space has its own entrance and parking, thus providing a useful additional income source or offering private accommodation for multi-generational living.

Outside, the property's private landscaped patio area wraps around, providing many lovely spots to enjoy the sun, particularly from the raised hot tub which faces southwesterly, allowing for full sun exposure while enjoying the stunning countryside views. Additionally, there is a good-sized single garage along with ample off-road parking for four cars.







POLDHU COVE



KYNANCE COVE



PORTHLEVEN



MULLION COVE

LOCATION

The Lizard Peninsula as a whole offers an exceptional lifestyle for those looking to embrace the beauty of coastal living and numerous opportunities for lifestyle-based activities such as sailing, SUP, diving, open water swimming, or simply enjoying lazy beach days with the children. Nearby Mullion, a vibrant village with unique charm, boasts a strong community, a picturesque harbor, and an excellent golf club. Within the village, there are numerous facilities, schools, and excellent places to eat and drink, such as the fabulous Polurrian Hotel with its panoramic terrace and unrivalled sea views. Poldhu Cove is a mile away and is a fantastic beach for swimming, surfing, and enjoying the sun.

Fine food features throughout the area with an ample supply of locally caught fish, especially crab and lobster. The coastline is especially attractive with nearby locations such as Church Cove, Gunwalloe Cove, and Kynance Cove providing safe swimming and idyllic beach days. Close at hand is the historic town of Helston, which is well-served by three supermarkets and a number of restaurants and bars.

DISTANCES

Mullion Golf Club: 1 Mile • Poldhu Cove: 1 Mile • Gunwalloe Church Cove: 1.4 Miles (By foot) • Mullion School: 2.7 Miles • Porthleven: 7 Miles • Helston: 5.5 Miles • Kynance Cove: 8 Miles





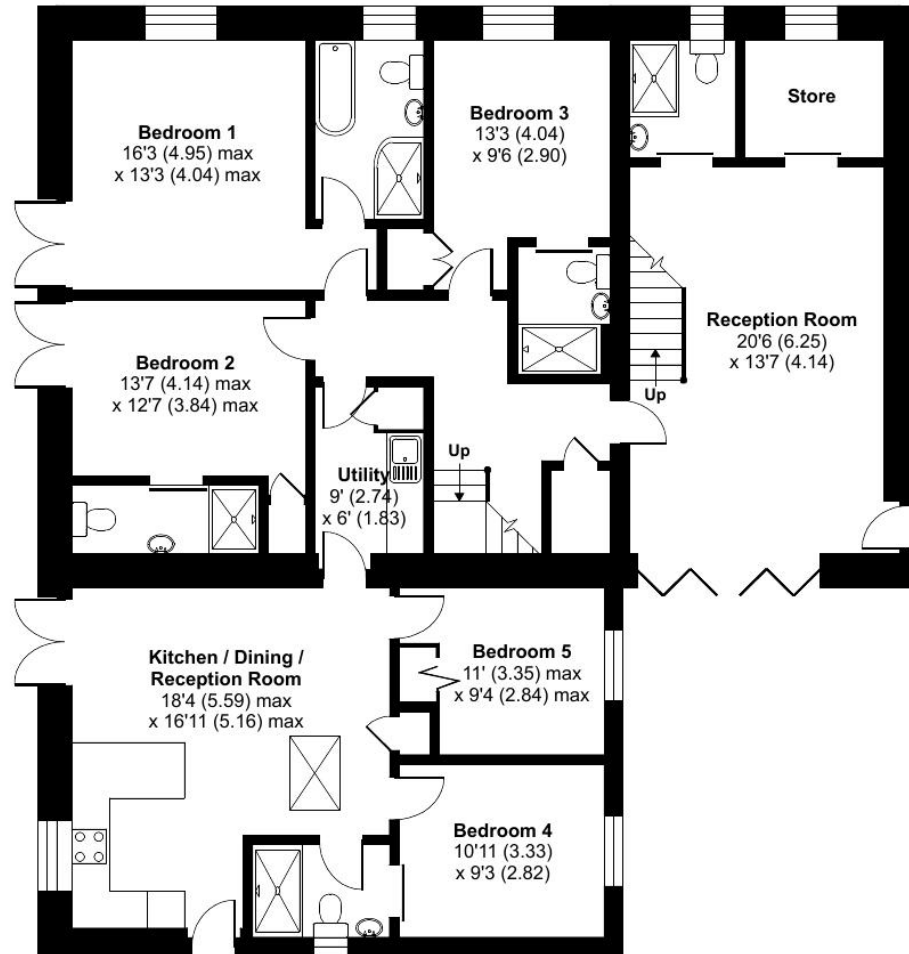
Poledan House, Nanfant, Churchtown, Cury, Helston, TR12 7BW

Approximate Area = 2930 sq ft / 272.1 sq m (excludes void)

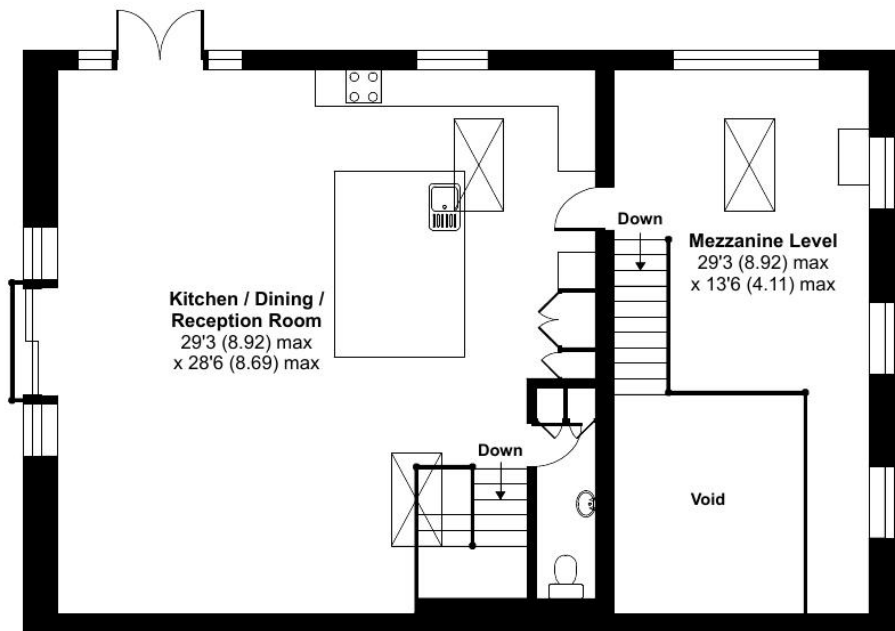
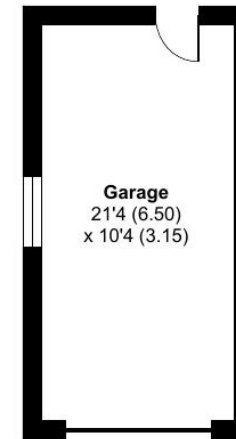
Garage = 220 sq ft / 20.4 sq m

Total = 3150 sq ft / 292.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rohrs and Rowe. REF: 1094431



Services: Mains water & electricity. Oil fired central heating. Private drainage. PV solar panels supporting electricity use.

Directions: What3words: ///exits.confirms.scarf

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