

Rosewin, Sithney Green, Helston TR13 0RT

Guide price £445,000

Welcome to Rosewin

Overview

- Two bedroom characterful cottage in a charming and tranquil rural setting
- On the market for the first time in over 40 years
- Cottage style garden
- Very close proximity to Lowertown, Trevarno and the Helston Steam Railway
- Two Traditional barns with lapsed planning
- Apple Orchard
- 0.82 acre field for amenity uses or grazing
- Ample parking consisting of covered parking for 3 cars as well as driveway and a small yard for a further 3-4 cars

Rosewin Farm comes to the market for the first time in many years. This is an opportunity to acquire a complete small holding with opportunities for redevelopment set in a tranquil valley close to the market town of Helston.

The property is easily accessed direct from the public highway.

There are a range of barns with lapsed planning permission.



Location

Rosewin is located in the quiet and peaceful hamlet of Sithney Green.

It is within easy reach of coastal walks and is ideally suited for accessing both Falmouth and Helston. A number of primary schools can also be found nearby.

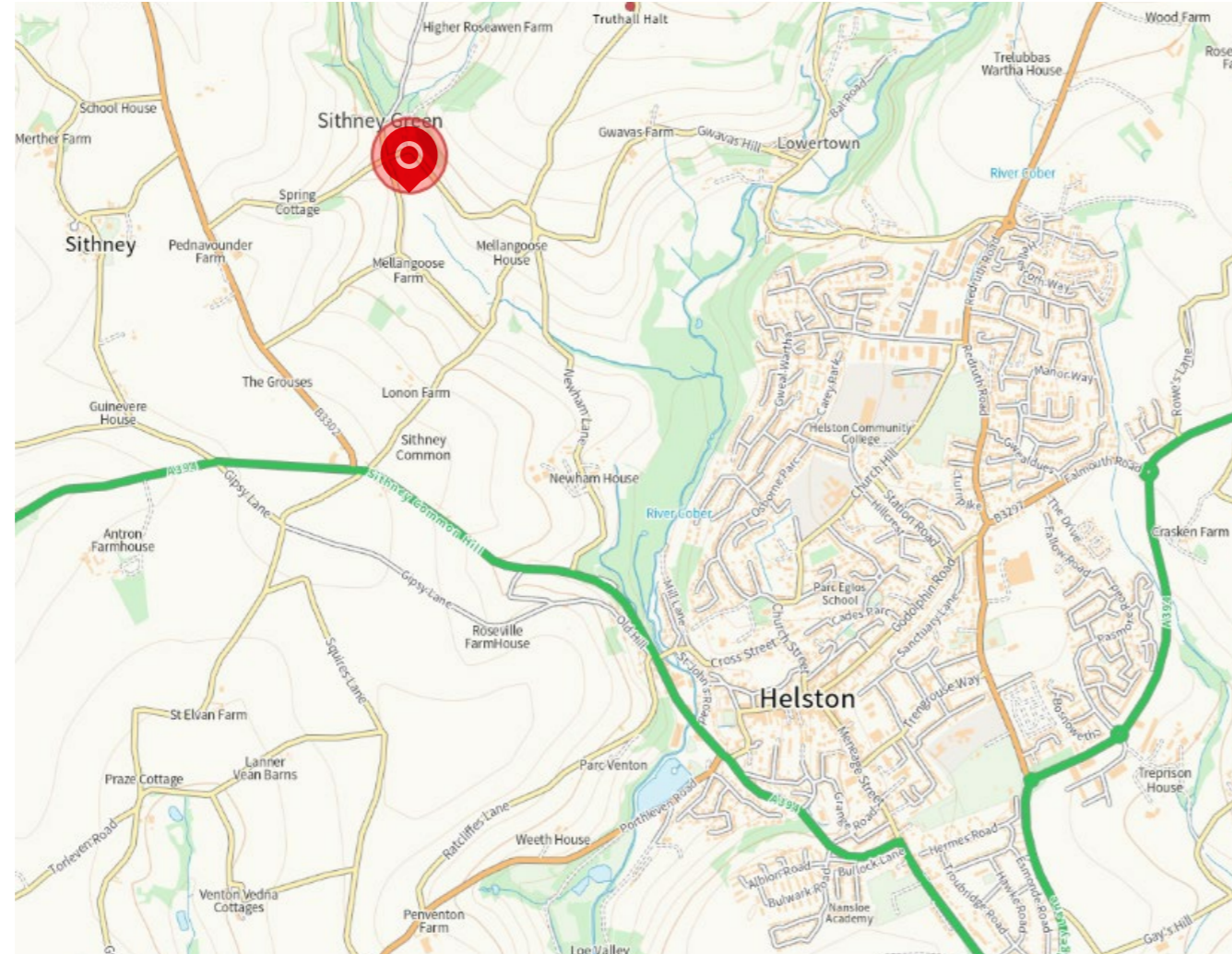
The historic market town of Helston is approximately 2 miles from the property with a range of amenities and services including new doctor's surgery, leisure centre and cinema. Helston has three major supermarkets, the Victorian Boating Lake and also hosts the famous annual Flora Day.

The local Helston Community College is a co-educational secondary school and sixth form with a good Ofsted Report.

The quaint coastal village and proper working fishing port of Porthleven is nearby, famous for its picturesque harbour, a range of craft and gift shops, award winning Restaurants, cafes and the 17th Century Ship Inn is approximately 3.5 miles from the property.

The Helford, which is probably one of the most scenic rivers in Cornwall with its steep valley and oak woodlands is only 12.5 miles away.

The location is central and convenient with easy access to other Cornish towns such as Falmouth being 14 miles away, as well as Truro, the Cathedral City, approximately 19 miles away.



Rosewin

The Property

A two-storey cottage with a single storey extension added in 2000.

Internal accommodation comprising: kitchen, utility/office, downstairs WC, two downstairs rooms with stairs leading to first floor and two bedrooms with bathroom located in the centre of the property.

The agents consider the property to be habitable however, the construction of the gable walls have previously tested to show they have mundic and therefore would not support secured lending.

There is also water ingress through the gable walls which is evident in the bedrooms.

Externally there is a paved patio area to the front of the property with a mown lawn and mature shrubs to the side. There is a lean-to car garage to the Northern gable. To the rear is a detached two car garage with electric roller doors on both ends.



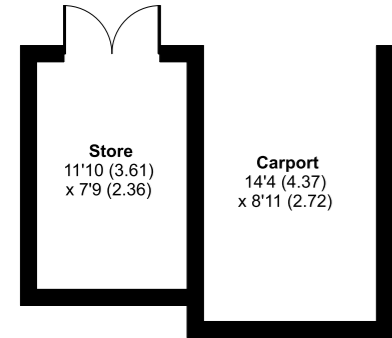
Outbuildings

The Farmyard

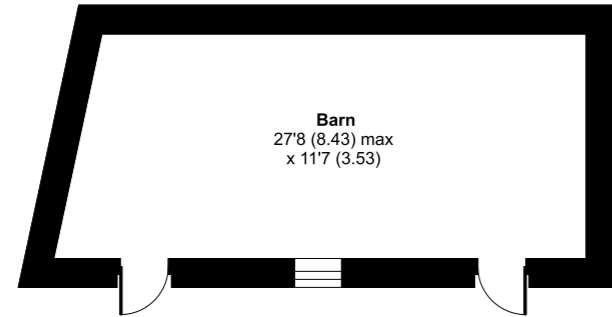
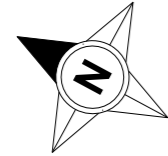
A charming array of traditional and small barns around the farmyard. The main two storey barn and linked single storey barn were granted planning consent for redevelopment on 22nd August 2013 - PA13/06147. However, this consent has now lapsed.



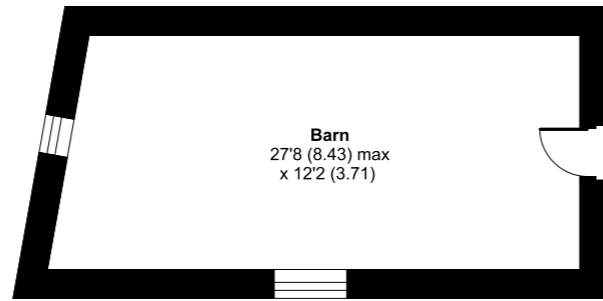
Approximate Area = 1155 sq ft / 107.3 sq m (excludes carport)
 Garages = 454 sq ft / 42.1 sq m
 Outbuildings = 1112 sq ft / 103.3 sq m
 Total = 2721 sq ft / 252.7 sq m
 For identification only - Not to scale



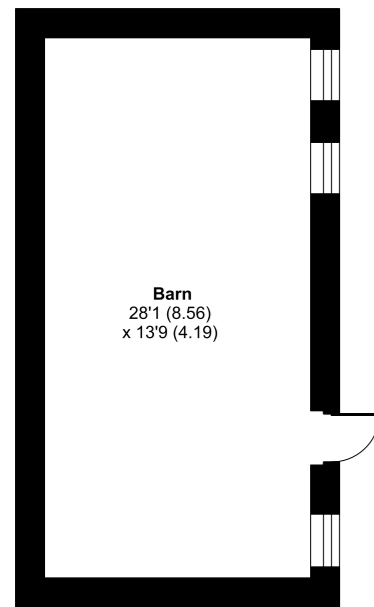
CARPORT / OUTBUILDING 4



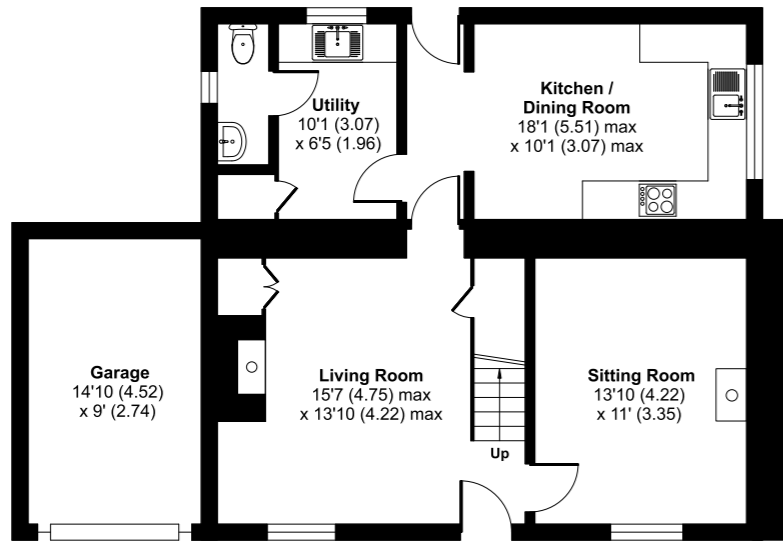
OUTBUILDING 3



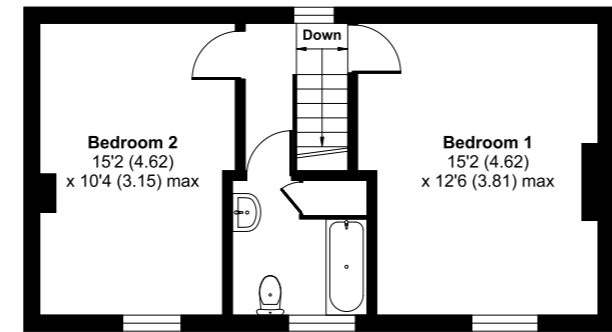
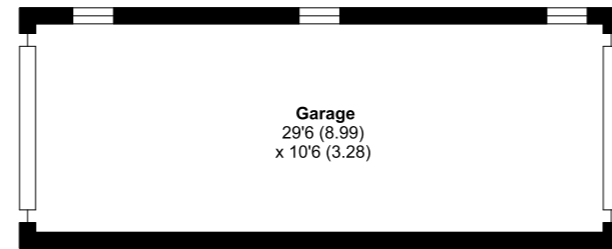
OUTBUILDING 2



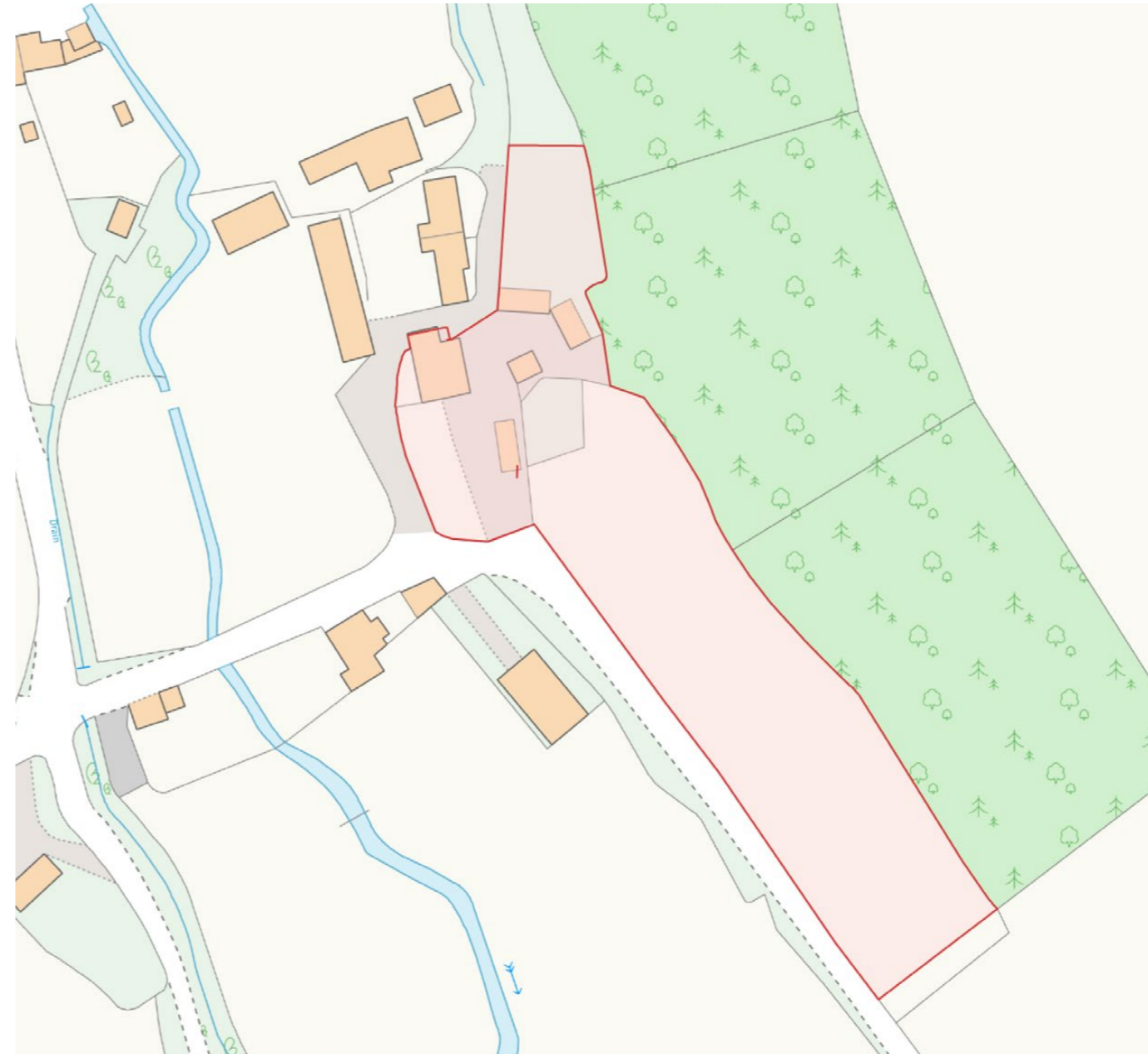
OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Council Tax

Band C

Services

Mains electric and mains water and sewage is by way of a private drainage system.

EPC Rating

Rosewin has a rating of E.

Rights of Way

A pedestrian right of way exists allowing access to the South West Water stopcock to the North of the property. There is also a vehicular right of way to the front of the house.

Water Supply

Mains water is supplied to the property.

Method of Sale

The property is offered for sale by Private Treaty.

Due to the Mundic in the gables of the house this property is only suited to cash buyers. Proof of finance will be required before offers are acted on.

All enquiries to be made to the sole agents Edward Buckland Ltd (01872 306090).

Viewing

Strictly by Appointment only basis with the sole selling agents - Edward Buckland Ltd.



Agents note:

Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

- // CHARTERED SURVEYORS
- // AUCTIONEERS
- // VALUERS
- // LAND AGENTS

t: 01872 306090
e: info@edwardbuckland.co.uk
www.edwardbuckland.co.uk

Crusader House | Newham Road | Truro | TR1 2DP

Edward Buckland is a trading name of Edward Buckland Ltd. Company Number: 8736900. Registered in England and Wales.
Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DG.

Other Information:

Floor Plans: Not to scale and for identification purposes only.

Services: The farm is serviced by mains electricity and a water.

Photographs: Taken in June 2024.

Energy Performance Certificate: 'E'.

Postcode: TR13 0RT

What3Words: gamer.honestly.competing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

