



Mary Barn



Mary Barn Breage

Helston, Cornwall, TR13 9NS

Porthleven 4 Miles, Helston 4 Miles, St.Ives 12 Miles

Mary Barn offers a unique blend of character and modern living, set within approximately 1.25 acres of stunning grounds.

- Barn Conversion
- Ground Floor Bedroom
- Large Timber Outbuilding
- Parking for 6+ Vehicles
- Freehold
- 4 Bedrooms, 1 En-suite
- Extensive Garden
- Solar Panels
- EV Charger
- Council Tax Band E

Guide Price £850,000

SITUATION

Set within stunning mature grounds of approximately 1.25 acres, Mary Barn is nestled in a tranquil rural hamlet and is approached via a shared granite-chipped courtyard, adding to its charm and character.

Just four miles away lies the picturesque fishing village of Porthleven, offering a selection of restaurants, local inns, and shops, alongside a beautiful southwest-facing harbour. The South West Coast Path can be accessed from several points nearby, while numerous stunning sandy beaches, including Praa Sands, Keneggy Cove, and Prussia Cove, are all within a short drive, providing plenty of opportunities for coastal exploration. Helston, renowned for its famous Flora Day, is a historic town that was granted its charter in 1201. It serves as the gateway to the Lizard Peninsula and offers a wide range of amenities, including an array of interesting shops, traditional inns, as well as schools and leisure facilities. The vibrant, picturesque harbour town of St Ives, with its sandy beaches, is around 13 miles away, whilst the charming village of Godolphin Cross, with its well-regarded primary school, is also nearby. Around 20 miles to the north is Truro, the county's cathedral city, which acts as the retail, administrative, and cultural hub of Cornwall. Truro is also home to a mainline railway station with direct connections to London Paddington. For even closer access, St Erth station is around 8 miles away, providing convenient rail links.

THE PROPERTY

Boasting attractive exposed granite elevations, Mary Barn offers flexible, well-arranged accommodation spread over two floors, all set against the backdrop of over an acre of private gardens and meadows, providing a peaceful and scenic setting.



The property is accessed through a light and welcoming sunroom, which enjoys south-facing views across the garden, filling the space with natural light. Steps lead down from the sunroom into a hallway, off which you'll find a large, dual-aspect shaker-style country kitchen and dining room. A near floor-to-ceiling window creates a sense of openness and revealing the properties granite features. This bright and spacious open-plan area is perfect for both cooking and entertaining. Adjacent to this is a useful utility room and a plant room, providing much-needed storage and helping to keep the kitchen free from white goods. A sitting room, also off the central hallway, offers another spacious and yet cosy area, with large Iroko windows allowing plenty of natural light to flood in. To the rear of the ground floor is a spacious bedroom with an en-suite, with independent access to the side garden. A practical utility room completes the ground floor accommodation, adding to the overall convenience of the home.

Stairs rise from the central hallway to a spacious landing, leading to three further bedrooms and a family bathroom. Internal solid oak doors highlights the high standard and quality finish that runs throughout the property, providing comfort and style in equal measure. As additional outside steps from the side garden give access to the first floor adding flexibility the accommodation.

Previous planning was granted (and remains in place) to erect a first floor extension that adds two more bedrooms. Further information on the planning can be obtained from Stags under planning reference PA06/01790/F

OUTSIDE

Mary Barn is accessed via a gravel courtyard, which is shared with one neighboring property. The private driveway continues its way past the attractive front elevation of the house and along the southern boundary, leading to a spacious and private parking area at the rear. Adjacent to the gravel parking area, there is a generous timber carport with EV Charger that can comfortably accommodate two large vehicles. Additionally, a well-sized workshop is included, which could easily be converted into a home office, studio, or even supplementary accommodation, depending on your needs and preferences. This versatile space offers numerous possibilities to enhance the property further.

To the east of the residence, the grounds are predominantly laid to lawn, offering a tranquil setting. These expansive grounds are thoughtfully divided into distinct areas by mature trees and hedgerows, creating a sense of privacy and seclusion. With approximately one and a quarter acres of land, the property is perfect for a growing family, providing ample space for outdoor activities and development.

SERVICES

Mains water and electricity. Private drainage.
Solar Panels with Smart Export Guarantee in place with Octopus Energy.
EV charger in place
Ground source heat for central heating and hot water. Majority Iroko double glazed windows and external doors. Air heat exchange system. Ultra Fast Broadband Available - Ofcom. EE, 02, Vodaphone and Three signals Limited - Ofcom.

PLANNING PERMISSION

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VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall on 01736 223222

DIRECTIONS

From Helston take the A394 towards Penzance. Drive up the hill and at the top bear right towards Hayle on the B3302. Continue for approximately half a mile before turning left towards Carleen and Godolphin. Drive for approximately one and a quarter miles to Carleen and take the second right hand turning towards Polladras. The entrance to Mary Barn will be seen after a short distance on the right hand side, being approached through granite posts just before a building with its stone wall onto the road.

WHAT3WORDS


///soon.skim.rattled

<https://w3w.co/soon.skim.rattled>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

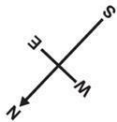


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			58
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222



Approximate Area = 1835 sq ft / 170.4 sq m (excludes carport)
Shed = 133 sq ft / 12.3 sq m
Outbuilding = 196 sq ft / 18.2 sq m
Total = 2164 sq ft / 200.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Stags. REF: 1241344