



**1-5 Old Mill Apartments, Mill Lane, Helston, TR13**

**Guide Price £750,000**

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**EXCLUSIVE**



# HUNTERS EXCLUSIVE ARE PROUD TO PRESENT: 1-5 Old Mill Apartments, Mill Lane, Helston, TR13

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Hunters West Cornwall presents a unique investment opportunity with 'The Old Mill', a four-story historic converted mill in the picturesque Cober Valley. This property comprises a ready-to-go portfolio of five apartments under one roof. Three of the apartments are successfully utilised as holiday let accommodation, while the other two are currently occupied by long-term residential tenants. Each apartment offers attractive features and woodland views, making it an enticing investment for those looking to build a property portfolio in a sought-after area.





Embrace Opportunity with Hunters West Cornwall: The Old Mill Beckons As Your Next Investment.

Many a budding property investor dreams of building a real estate portfolio, perhaps with a blend of long-term rentals and holiday lets, that tantalise substantial returns. Such portfolios can serve as a path towards financial security, retirement plans, or the freedom to embrace one's desired lifestyle. However, the path to crafting such a portfolio can often stretch over many years and be filled with painstaking effort.

This property presents a unique opportunity for you to take a shortcut and fast-track your investment journey. It's a pre-assembled, ready-to-go portfolio of five apartments, conveniently housed under a single roof, and it comes with a proven track record of generating significant income. Three of the apartments are optimised for, and currently utilised as, holiday let accommodation, whilst the remaining two are currently occupied by long-term residential tenants.

If you're looking to build your own property portfolio, we would like to paraphrase a certain famous children's TV show and present this listing as 'here's one we made earlier'.

#### The Property

As you journey along Mill Lane, under the canopy of tree foliage, eventually The Old Mill emerges before you. A four-story testament to Helston's industrious heritage. This historic, converted Mill stands tall and proud, a guardian



overlooking the tranquil woodland and meandering river. You will notice that the stone elevations are adorned with meticulously crafted cut granite lintels and quoins.

To your right, follow the extensive driveway past a private gravelled parking area that can accommodate multiple vehicles, and eventually you will arrive at a patio seating area and the rear elevation of the building. Here, you'll find the entrance to apartments 3, 4, and 5. All three of which are currently utilised as holiday let accommodation.

Apartment 3: This first floor apartment is the star of the show, it really does have the 'wow!' factor. As you cross the threshold, you're greeted by an expansive reception room that is bathed in natural light, with two large windows perfectly framing the woodland views. This contemporary room seamlessly integrates the kitchen, dining, and living areas. It's a stylish and modern stage where the art of culinary creation, the joy of dining, and the warmth of entertaining come together. Here, laughter echoes through the air, conversations flow effortlessly, and cherished memories are created. Beyond this inviting space, the apartment unfolds with three generously sized bedrooms. And to complete the picture, a well-appointed bathroom.

Apartment 2: This well-presented second floor unit briefly comprises three bedrooms, lounge/diner, kitchen, and bathroom. Woodland views are enjoyed from most rooms.



Apartment 1: This homely third floor unit briefly comprises: three bedrooms (one with en-suite shower room), two reception rooms, kitchenette, and bathroom. Woodland views are enjoyed from most of the rooms.

The two remaining apartments share the ground floor, and are accessed from Mill Lane via the front elevation of the property. Both apartments benefit from gardens to the front, and are occupied by long term tenants.

Apartment 1: Briefly comprises sitting room, kitchen, bedroom, bathroom and entrance hall.

Apartment 2: Briefly comprises sitting room, kitchen, two bedrooms, bathroom, and entrance hall.

#### The History

Before its conversion into apartments, The Old Mill served as a hub of local industry, grinding corn, bark, and pressing leather until 1937. The historical roots of this site delve even deeper, with records suggesting the presence of a mill here as far back as 1260.

The Old Mill was worked by a large overshot wheel depending on the waters of a leat drawn from the Cober River, and the dark circular outline where the overshot wheel once was is still visible on the northern end of the mill.



#### The Location

Here you will feel like you've 'escaped to the country', whilst enjoying the benefits of being just a stone's throw from Helston's charming town centre.

Mill Lane is a highly sought after address and serves as a gateway to the picturesque Cober Valley. On a personal note, it's on the route I take during my daily morning run! Mornings can often be a beautiful time in the Cober Valley; with the rising sun reflecting off the nearby river, birds beginning to sing and the occasional gentle passing clip-clop of horse hooves. This area is perfect for nature lovers and outdoor enthusiasts, with scenic walking trails, picturesque woodlands, and a meandering river all on your doorstep just waiting to be explored.

Head out a little further in the opposite direction, and within a ten minute or so walk you'll encounter the picturesque Coronation Lake and Park, complete with a cozy café, children's play area, inviting picnic spots, and a serene boating lake. Nearby lies the Penrose Walks, a National Trust trail winding through further captivating countryside towards the coast.

While you may feel peacefully ensconced in the countryside being on Mill Lane, Helston's town centre is a mere two-minute drive or leisurely ten-minute stroll away. Here you'll discover a quaint town centre adorned with a pleasing range of



locally owned independent shops, delectable cafes and restaurants, and welcoming public houses. Perhaps you'll be enticed to taste the legendary Spingo Ale at the medieval Blue Anchor Inn, a brew that's said to have graced Helston for six centuries!

Helston enjoys international attention as the home of the annual 'flora day' celebration, a vibrant and centuries-old event marked by colourful processions, traditional dancing, and a joyful atmosphere that engulfs the town – it attracts tourists from all over the world who come to witness and participate in this event. Helston was also notably the birthplace of Bob Fitzsimmons in 1863, who went on to become the first three-division champion in professional boxing.

Beyond Helston, Cornwall's other treasures beckon. Within two and a half miles lays the pretty fishing village of Porthleven, renowned for its incredibly popular food festival and pristine beach. Other nearby beaches include Gunwalloe and Praa Sands, which are 4.6 and 6.2 miles distant, respectively.

Other popular locales within a short drive include Helford Village, Falmouth, Penzance, and St Ives which are 10.7, 13.2, 13.3 and 15.5 miles distant, respectively.

#### The Investment

This property has a proven track record of delivering substantial income for our sellers, detailed earnings information is available upon request.

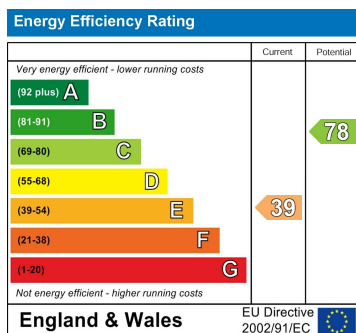
#### Agents Note

Freehold possessory title with three leaseholds.

The property is owned by an employee of Hunters West Cornwall.

Apartments 1,2,& 3 are registered for Business Rates. Apartments 1 & 2 are Council Tax Band 'A'.

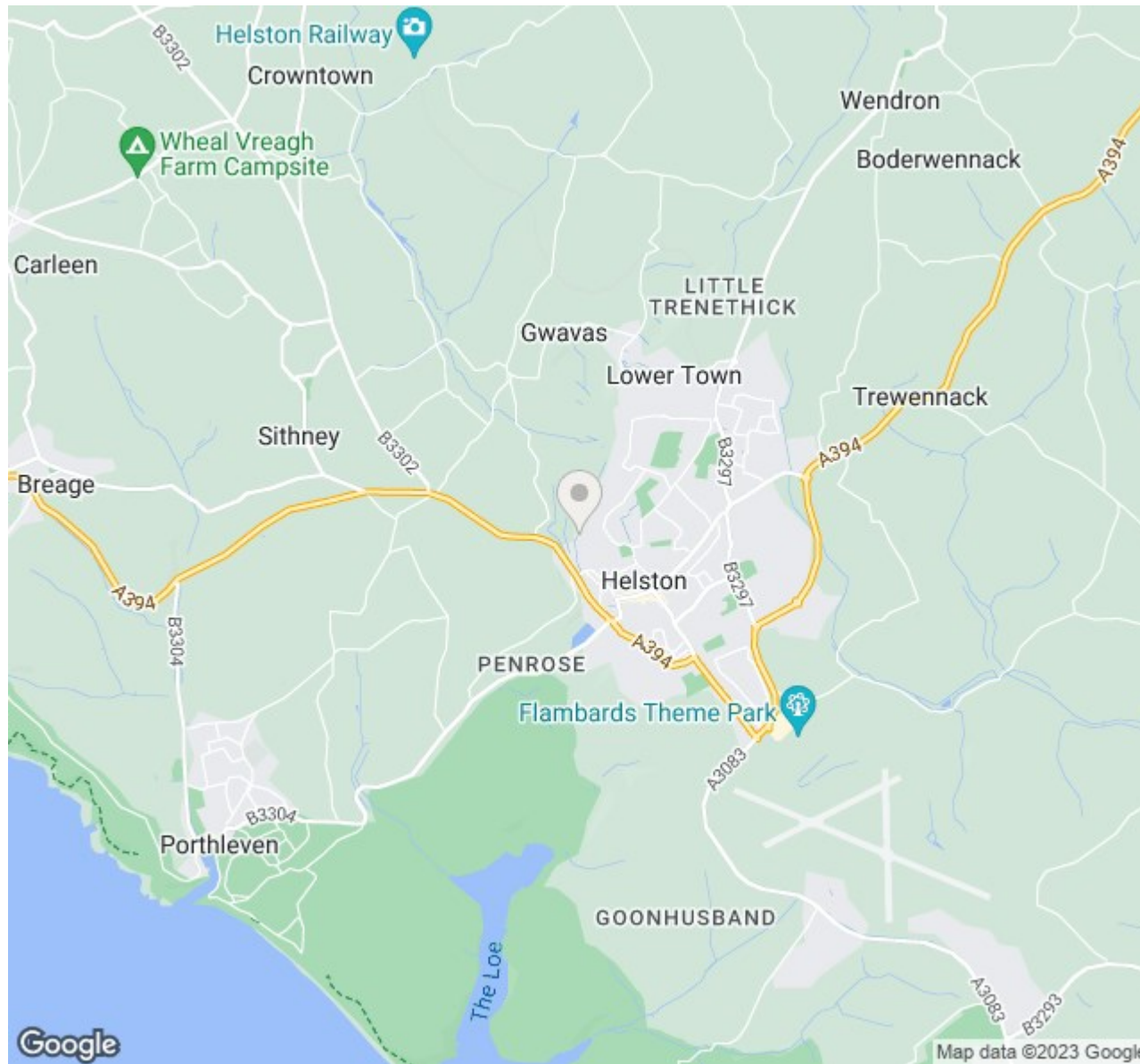
All EPC's rated 'E'.



#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
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