



Swallow Barn Godolphin Cross, TR13 9RJ

£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Swallow Barn

- FOUR BEDROOM BARN CONVERSION
- MASTER EN SUITE
- TRIPLE ASPECT KITCHEN/DINING ROOM
- SECLUDED GARDEN
- GARAGE & ADDITIONAL OFF ROAD PARKING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - D60



Tucked away in a pretty courtyard setting of similar barns, this gorgeous four bedroom home offers the perfect blend of traditional charm and modern luxury. Set within a sought after semi rural village loved for its community spirit, wonderful walks including via nearby National Trust land, and excellent access to both the north and south Cornish coasts, this property is ideal for families or those seeking an active retirement lifestyle.

The heart of the home is a stunning, spacious kitchen/dining room – thoughtfully designed with sophisticated pale grey cabinetry, integrated appliances, and plenty of storage. A large breakfast bar divides the kitchen and dining areas, providing generous workspace and a natural hub for family life or entertaining. There is direct access from the kitchen onto the sunny, private garden, perfect for indoor-outdoor living.

The cosy yet generously proportioned lounge offers a peaceful retreat with a log burner adding warmth and character, ideal for relaxing evenings in the winter months. Upstairs, all four bedrooms are beautifully presented, with the master bedroom enjoying an en-suite bathroom complete with a corner bath. A beautifully stylish and contemporary shower room serves the remaining bedrooms and there is bespoke fitted storage to all of the bedrooms. Step outside and find yourself in the pretty and secluded gardens, offering a choice of seating areas as well as a lawned garden and useful shed. There is ample off-road parking to the front as well as a timber garage.

The location is both peaceful and convenient, with nearby towns such as Helston, Penzance and Hayle within easy reach, along with a well-regarded primary school in the village.

This is a truly special home offering character, style and practicality in equal measure – a viewing really is essential to fully appreciate all it has to offer.





LOCATION

Nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and the National Trust Estate home Godolphin House is the picturesque rural village of Godolphin Cross. Offering relatively easy access to both the North and South coasts as well as the popular fishing village of Porthleven. The larger village of Breage is just approximately two miles away providing every day facilities including a public house, post office, shop and a primary school.

Godolphin Cross itself offers its own primary school and a wonderful community with many community events taking place in the Chapel now acting as the village hub including a regular farmers' market, pop up pub, live music events and various classes such as Pilates. The location of this truly lovely property will be perfect for those seeking a taste of the countryside with many gorgeous walks on the doorstep including Godolphin Hill and Tregonning Hill both with stunning panoramic views.

The towns of Helston, Hayle and Penzance are within a fifteen to twenty minute drive of the property. The South Cornish coastline at Praa sands is approximately ten minutes away by car.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to sitting room.

SITTING ROOM 20'4" x 13'5" max (6.2m x 4.1m max)

A lovely spacious, yet cosy room with window to the front, two window to the rear and an external door to the rear. With log burner, two radiators and a turning staircase rising to the first floor and panelled glazed double doors to the kitchen/dining room.

KITCHEN/DINING ROOM 20'4" x 13'5" overall measurements (6.2m x 4.1m overall measurements)

This fantastic triple aspect room is spacious and beautifully appointed yet, at the same time, full of character. Perfect for entertaining or a hub for a busy family home.

KITCHEN AREA 13'1" x 10'2" (4m x 3.1m)

A stylish and sophisticated space fitted with pale grey base and wall units including drawers with integrated appliances to include a dishwasher, washing machine, fridge/freezer, eye level AEG oven and microwave, hob with filter over. The storage includes a useful larder style cupboard and there is a door providing direct access to the garden. A generous breakfast bar area provides for plenty of work surface space and divides the kitchen and dining areas.

DINING AREA 10'2" x 13'1" (3.1m x 4m)

A spacious dining area with radiator, Grant oil fired boiler, window to front with a feature slate sill, useful large storage cupboard, perfect for coats and shoes.

FIRST FLOOR LANDING

A galleried style landing with window to front and doors to various rooms.

MASTER BEDROOM 10'9" x 8'10" (3.3m x 2.7m)

A lovely cosy room with window overlooking the garden, radiator and bespoke built-in wardrobe. With door to en suite bathroom.

EN SUITE BATHROOM 8'2" x 4'7" (2.5m x 1.4m)

Offering a corner bath with mixer and telephone style hand held shower attachment, pedestal wash handbasin, low level W.C., ladder style radiator, Velux style window and useful airing cupboard.

BEDROOM TWO 14'5" x 7'10" (4.4m x 2.4m)

With bespoke built-in storage, Velux window and window to rear, radiator.

BEDROOM THREE 11'5" x 6'2" (3.5m x 1.9m)

A lovely room with window to the front, radiator, bespoke built-in storage.

BEDROOM FOUR 8'10" x 6'2" (2.7m x 1.9m)

A useful room used by the present owners as a study. With radiator, window to rear, built-in storage comprising wardrobes with mirrored sliding doors and drawers.





FAMILY SHOWER ROOM 10'9" x 3'7" (3.3m x 1.1m)

A beautifully finished shower room with corner shower featuring a drench head and hand held wand, stylish glass wash handbasin with wall mounted tap set into a vanity unit with useful storage below, wall mounted mirror with light above, ladder style radiator, low level W.C., feature wall mounted light. This room has been tastefully finished with beautiful duck egg wall tiles and tiled to the floor, obscured window to the rear.

OUTSIDE

To the front of the property is a generous gravelled parking area offering off road parking for multiple vehicles and leading to the timber garage. There is a pedestrian access gate to the garden. The gardens are very pretty and enjoy a sunny aspect. Step out from the kitchen and find yourself in a pretty gravelled area, perfect for al fresco dining. With useful timber shed. There is a useful area to the rear of the property which the present vendors use for further storage with tap. Beyond the gravelled seating area is a lawn area with deep borders well stocked with mature planting and beyond this is a further secluded gravelled seating area surrounded by mature planting and offering an excellent degree of privacy and a wonderful quiet space in which to read, relax and enjoy some shade from the adjoining mature tree.

SERVICES

Mains electricity, water, shared private drainage, oil fired central heating.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of the details,

DIRECTIONS

Upon entering Godolphin Cross from the Carleen/Sithney road turn left at the crossroads in the village signposted to Trescowe/Ashton. Continue up the hill, passing the Primary School on your right hand side. Shortly after this take the lane to your left passing the right hand turning into Herland Park and continuing up the lane into the courtyard where Swallow Barn is the first property on the left hand side.



AGENTS NOTE

The current owner informs us that the lane and courtyard area is owned by a local land owner but that the residents all contribute to maintenance as and when required. There is also a public footpath which runs along the lane and through the courtyard.

COUNCIL TAX

Council Tax Band D.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

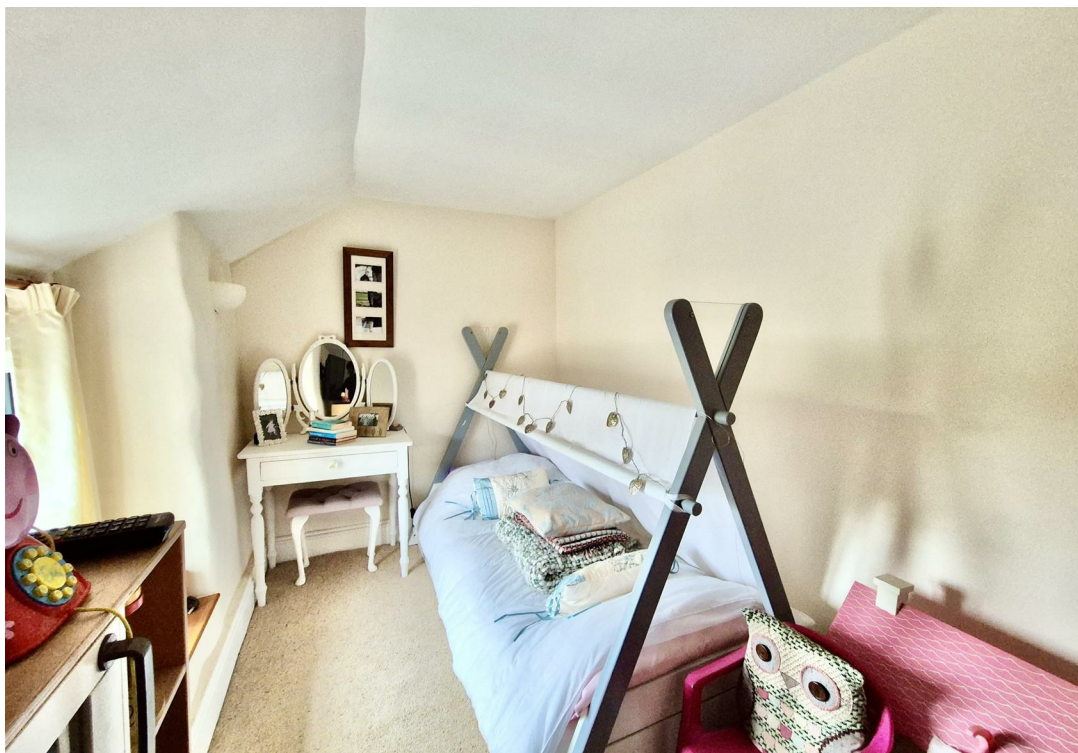
PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

1st July, 2025.

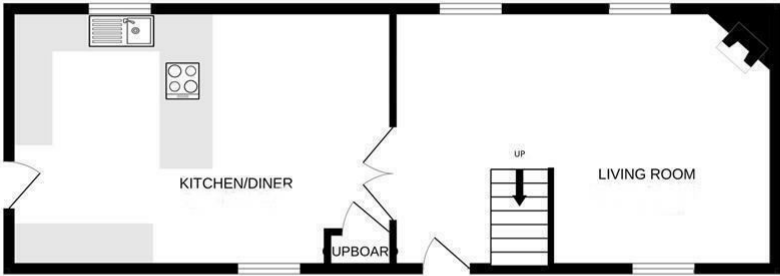




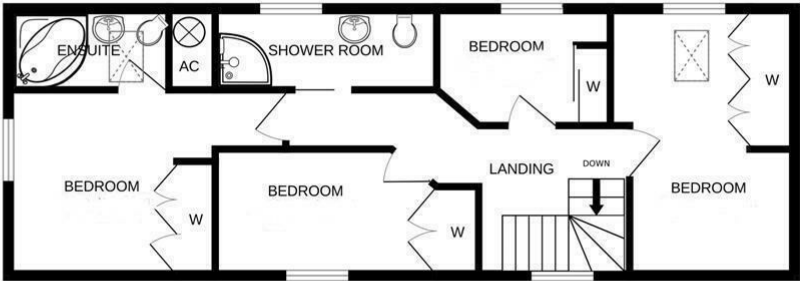




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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