



The Granary,  
Sithney Green, Cornwall TR13 0RT







# The Granary, Sithney Green, Cornwall TR13 0RT

A stunning two bedroom character barn conversion, with timeless charm as well as modern elegance. Located in a peaceful and sought after location, this delightful property offers a perfect blend of traditional features along with modern comforts. The living room is bathed in natural light from the roof windows and is a perfect space to entertain. The modern kitchen boasts sleek countertops, quality appliances, and ample storage. Downstairs are two generously sized bedrooms, each offering a peaceful sanctuary to retreat to at the end of the day. The master bedroom has an en-suite, and the second bedroom is a good size. To the rear there is a courtyard garden which would be perfect for al fresco dining and additionally has a storage shed an. For added convenience, this wonderful property comes with two parking spaces, ensuring that you can return home and park with ease. Situated in a highly desirable neighbourhood, this stunning barn is within easy reach of local amenities, schools, and public transport links, making it an ideal home. Coming to the market with no onward chain.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**Guide Price - £325,000**

**Location**

The Granary occupies an enviable position within the beautiful Hamlet of Sithney Green in a tranquil valley location. A short walk from the property is Truthall Holt where there is a historic train station originally opened in 1905 but restored in 2016 to 2017 to it's original spec and reopened in 2018. The market town of Helston is approximately 2 miles distant and is a thriving town with a good range of shopping facilities and amenities. The coastal village of Porthleven is approximately 3.5 miles away and is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach Porthleven is a popular village for locals and visitors. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**Accommodation**

- Entrance Hall
- Utility Room
- Bedroom One - with En Suite
- Bedroom Two
- Bathroom
- Open plan living room

**Garden**

A courtyard garden to the rear.

**Parking**

To the front of the property for 2 vehicles.

**Services**

Mains electricity, mains water, shared sewage treatment plant, lpg heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## Council Tax Band - C

### Agents Note

Access is over neighbours land (the drive way in is owned by a neighbour with right of access over this).

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

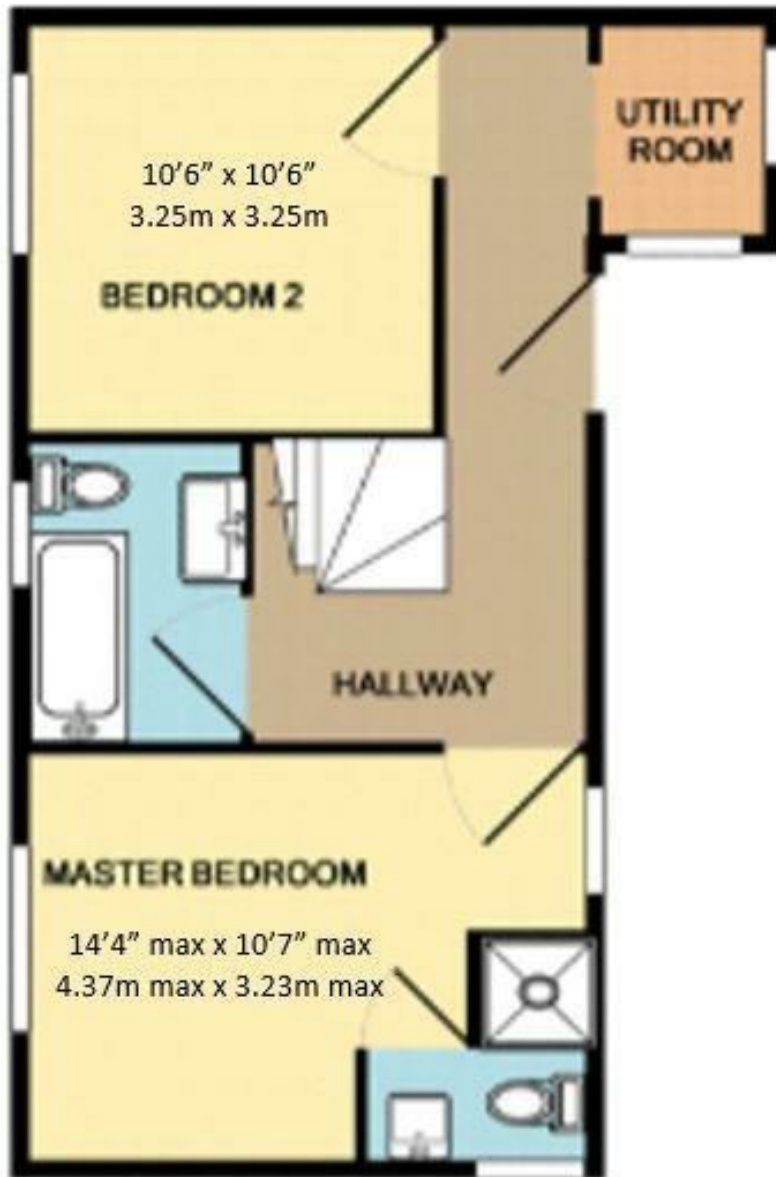
### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.





**GROUND FLOOR**



**FIRST FLOOR**

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

