

4 Bassett Court Forth Veau Godolphin Cross, TR13 9RH







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Nestled in the heart of the charming village of Godolphin Cross, this beautifully converted semi-detached barn offers a peaceful retreat with modern living spaces. The property features a bright and spacious open-plan lounge, kitchen, and dining area located on the first floor, offering a wonderful area for relaxation and entertaining. Natural light floods the space through skylights, accentuating the modern finishes and wooden beams that add character and warmth.



Downstairs, you'll find two generously sized double bedrooms, perfect for unwinding after a long day, as well as a well-appointed family bathroom.

Outside, the property enjoys beautifully maintained gardens to both the front and side, providing plenty of space for outdoor seating, entertaining, or simply enjoying the tranquility of the surroundings. Situated in a quiet, tucked-away position, this home offers privacy and charm, while still being within easy reach of the village amenities and the stunning countryside surrounding Godolphin Cross.



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

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GUIDE PRICE £340,000

Location

The property is situated in the village of Godolphin which is surrounded by farmland, woods and a National Trust Estate home to Godolphin House is the picturesque semi rural village of Godolphin Cross. Offering easy access to both the North and South coasts as well as the popular fishing village of Porthleven with its fantastic array of restaurants. The larger village of Breage is just 2 miles away providing a Public House and Post Office with Shop. The location of this super property is sure to impress 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 over South West Cornwall. The towns of Helston, Hayle and Penzance are within a 15 to 20 minute drive of the property. The stunning beach at Praa sands is approximately 10 minutes away by car.

Accommodation

Stairs to Open Plan Kitchen/Diner/Lounge

Stairs Down to Hallway
Bedroom One
Bedroom Two
Bathroom

Outside

The enclosed garden has been cleverly landscaped to maximise the space available. It enjoys areas of lawn and gravelled sections making it easy to maintain.

Parking

Off road parking for two vehicles

Services

Mains water, electricity and LPG Central Heating. It is Shared Drainage which is shared between four properties





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents Note

Our client has informed us that Number 4 owns the lane. Our client has informed us that Number's 1,2,3 have vehicular and pedestrian access over the lane to their property.

Council Tax Band- B**Broadband and 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

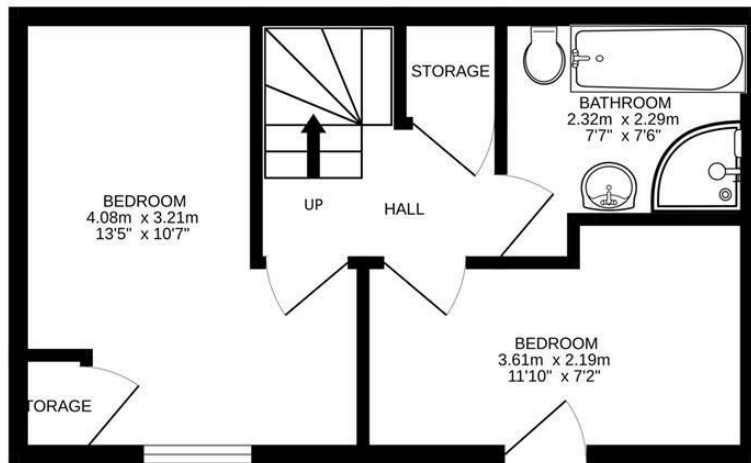
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

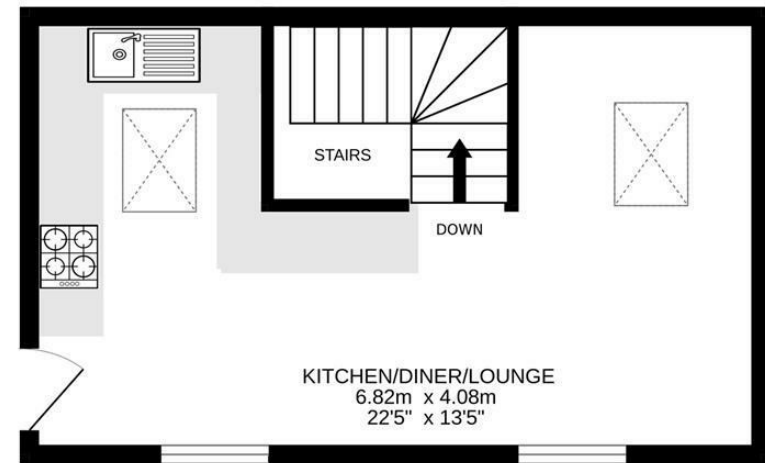
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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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.

