

# Swallow Barn, Herland Farm Godolphin Cross, TR13 9RJ





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We are pleased to present this delightful barn conversion located in Godolphin, offering a unique blend of rustic charm and modern living. With four bedrooms and two well-appointed bathrooms, this property is perfect for families or those seeking a tranquil retreat in the countryside. As you enter, you will be greeted by a beautifully presented reception room that exudes warmth and character, making it an ideal space for both relaxation and entertaining. The property has been thoughtfully designed to retain its original features while incorporating modern touches, ensuring a comfortable and stylish living environment. The modern kitchen is a particular stand out feature. The garden surrounding the barn provides a serene outdoor space and is well landscaped to present minimal maintenance. Whether you wish to host summer barbecues or simply unwind with a good book, these well-maintained gardens offer a perfect backdrop. Situated in a sought-after location, this barn conversion not only provides a peaceful lifestyle but also easy access to local amenities and attractions. This property truly embodies the essence of country living, making it a must-see for anyone looking to embrace the charm of rural life in a beautifully presented home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide price - £450,000**

**Location**

Nestled within the beautiful Cornish countryside and surrounded by farmland, woods and a National Trust Estate 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**

- Entrance hall
- Living room
- Kitchen dining room
- Bedroom

- En Suite
- Bedroom
- Bedroom
- Bedroom
- Bathroom

**Outside**

The property benefits from a well maintained garden, featuring patio area and landscaping with mature shrubs and trees, workshop and storage shed. To the front of the property is parking for 3-4 vehicles.

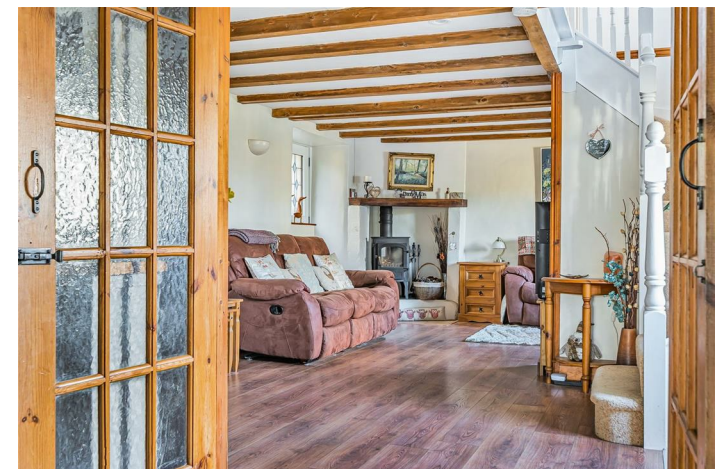
**Services**

Mains water and electricity. Private drainage - shared septic tank. Oil fired central heating. Freehold tenure.

**Agents note**

The access lane to Swallow Barn is shared with the other barns, and each barn has a right of access on the lane and over the courtyard.

**Council Tax -Band D**





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			
		60	80
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

**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.

**Broadband & Mobile Phone Coverage**

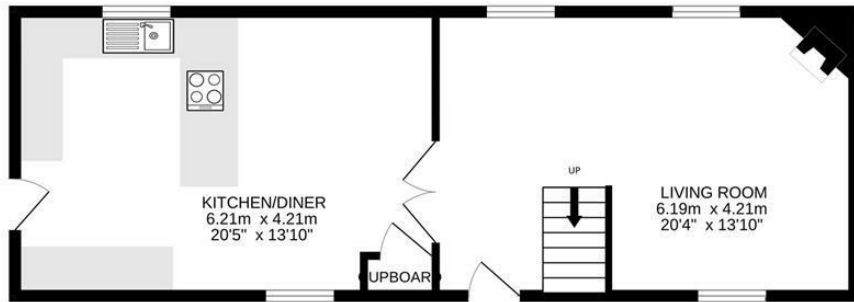
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

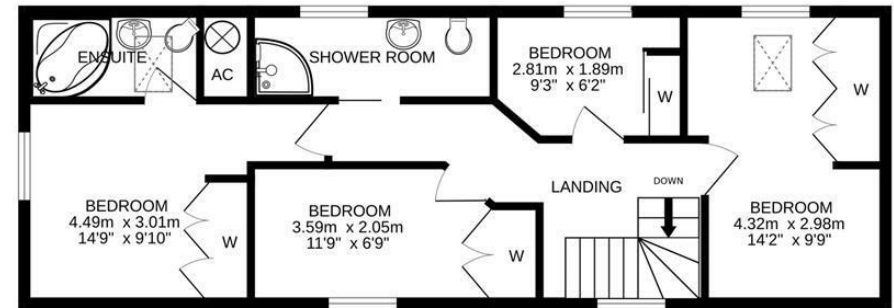
///funky.breakaway.stadium



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.

