

# Manor Arvor, Roskorwell Porthallow, TR12 6PR











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Welcome to this charming detached barn conversion located in the picturesque hamlet of Roskorwell, close to the beach and village of Porthallow. This delightful property boasts one reception room, one bedroom, and one bathroom, making it a cosy retreat for those seeking a peaceful abode. The barn features beautiful stone work and as you step inside, you'll be greeted by a number of original features that add a touch of history to the home. The open plan layout of the lounge, kitchen, and dining room creates a warm and inviting atmosphere, perfect for relaxing. The timber beams throughout the property exude rustic charm, complementing the cosy ambiance created by the log burner, ideal for those chilly evenings. This property's proximity to the coast makes it an ideal location for those who appreciate the beauty of the sea and enjoy coastal walks. Furthermore, if you're considering an investment opportunity, this property has a successful track record as a holiday let, offering the potential for a lucrative income stream. Don't miss the chance to own a piece of history with this beautiful barn conversion.



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

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**Guide price - £260,000**

**Location**

The barn is situated in Roskorwell, close to the village of Porthallow on The Lizard Peninsula. Known locally as 'Pralla', Porthallow was once a thriving fishing community and home to a busy fleet of pilchard luggers. Steeped in maritime heritage, this idyllic corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national super markets on offer in Helston. Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole.

**Accommodation**

Lounge kitchen dining room - 5.8m x 3m/19' x 9'10"

Bedroom - 3.6m x 2.8m/11'9" x 9'2"

Shower room - 2.3m x 1.76m/7'6" x 5'9"

**Garden**

The property boasts a good size garden to the rear, chiefly laid to lawn and featuring a footpath laid to stone chippings. Behind timber screening there is also hard standing and a hot tub. Timber fencing and Cornish stone walling to the boundary. External boiler. Gated access to the courtyard.

**Services**

Mains water and electricity. Private drainage.







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



### **Council Tax**

The property is currently on business rates.

### **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.

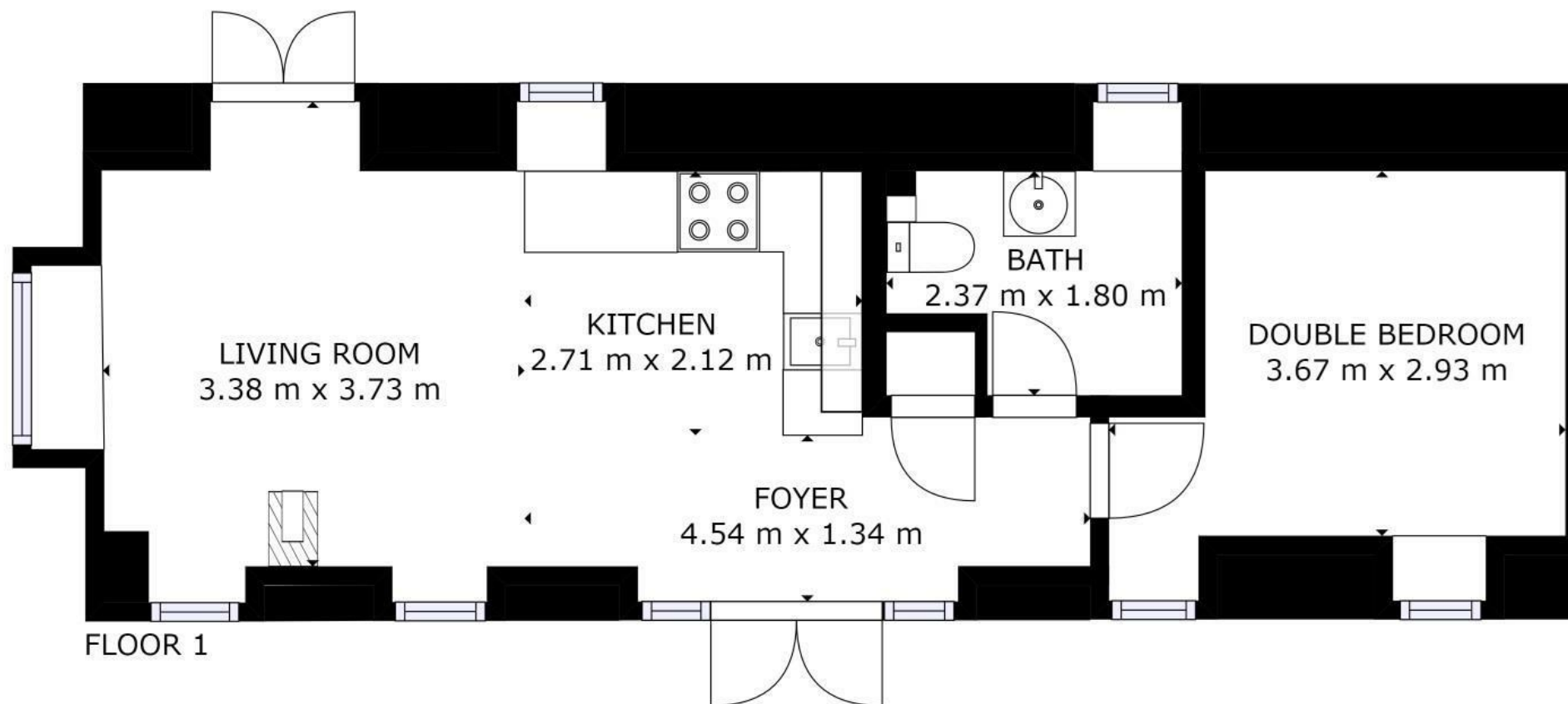
### **Broadband & Mobile Phone Coverage**

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/>





FLOOR 1



