



The Hayloft at Eathorne Barns  
Constantine, Falmouth

LODGE & THOMAS  
ESTABLISHED 1892

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**The Hayloft, Eathorne Barns**, Eathorne, Constantine,  
Falmouth, Cornwall TR11 5PJ

**Guide Price - £550,000    Freehold**

- New Barn Conversion
- 3 Bedroom Accommodation
- 10 Year Build Warranty
- Build Completion Anticipated October 2026
- Convenient for Falmouth, Penryn, Constantine, Helford River

*A detached barn, currently under conversion, in a hamlet setting to provide 3-bedroom accommodation, private gardens, within easy reach of the village of Constantine and the Port of Falmouth.*

### **The Property**

Forming part of a select development of five properties, the Hayloft is currently in the process of being converted and will comprise a two-storey barn conversion of granite and stone elevations, part cedar clad boarding, under a natural slate roof.

The reverse level accommodation boasts an open plan, kitchen, dining and living area, with a plethora of natural light via Velux roof windows. From this level, an oak gantry leads out to a paved terrace and the garden and parking area beyond. The lower ground floor will boast 3 bedrooms and family bathroom.

The accommodation will be warmed via underfloor heating on the ground floor and via traditional radiators to first from an air source heat pump.

Outside, the property will benefit from gardens, predominately laid to lawn bounded by traditional Cornish hedge banks and off-road parking for two or so cars.





### **Outbuildings**

Within the gardens, a 5m x 5m outbuilding for storage and ecological purposes.

### **Services**

Mains water, Mains electric, Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### **Wayleaves, Easements & Rights of Way**

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The property will benefit from full right of way over the entrance/ access lane with maintenance contributions applicable.

### **Particulars & Plan**

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

### **Images**

CGI images created to provide impression of the finished conversion.



## Location

The Hayloft is set in the hamlet of Eathorne and surrounded by beautiful countryside approximately 5 miles west of the Port of Falmouth and south of the Helford river in the Area of Outstanding Natural Beauty. This convenient sought after location provides easy access to Truro, Falmouth and the villages of Constantine and Gweek which between them have everyday facilities including doctors surgery, public houses, post office, convenience store and primary school. More extensive schooling and leisure facilities can be found in the nearby towns of Falmouth and Helston.

For the outdoor enthusiasts, the beautiful sailing waters in the Fal and Helford river are within easy reach including Port Navas which has an active yacht club and restaurant. For the walkers there are numerous quiet country lanes and footpaths in the facility and some of Cornwall's finest gardens can be found nearby at Trebah, and Glendurgan. Local golf courses in Mullion and Falmouth are both highly accessible.

## Viewing

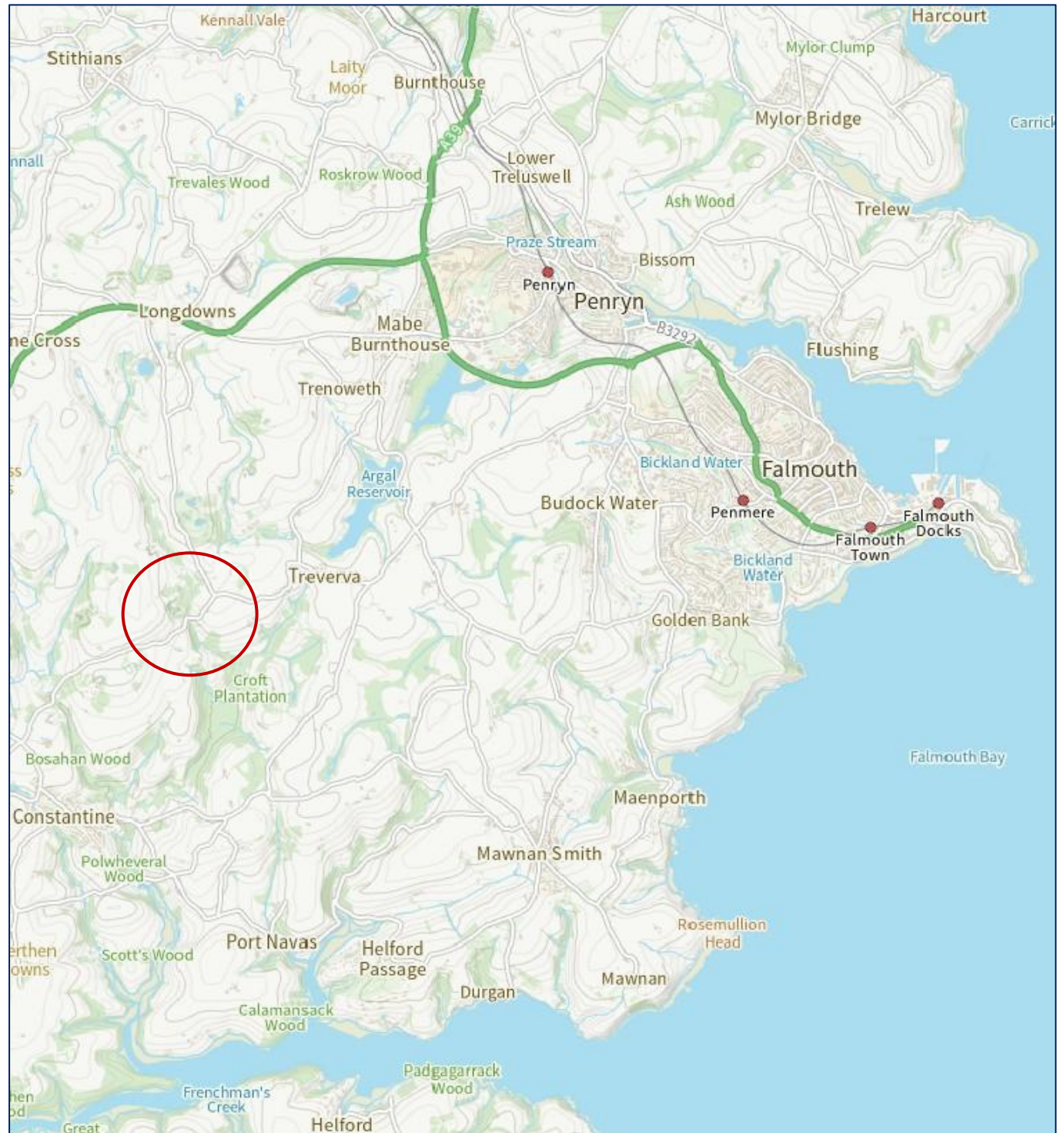
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From Falmouth, pass through the hamlets of Lamanva and Treverva and enter the hamlet of Eathorne. The entrance to the property will be on the lefthand side as marked by the Lodge and Thomas for sale sign.

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Estate Agents  
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