



Manhay Meadow Cottage,
Manhay, Helston

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Available as a whole or in two lots

Guide Prices

For the whole - £675,000

Lot 1 - Cottage, workshop, gardens & 3.3 acres of grounds - £545,000

Lot 2 - Agricultural barns and 4.4 acres. Only available if Lot 1 sells.

Alternative lotting would be considered.

A versatile smallholding in an accessible location with an excellent range of outbuildings, set in gardens and grounds extending to 7.74 acres or thereabouts, available as a whole or in two lots, betwixt Falmouth and Helston.

- Attractive 3 bed detached cottage
- A range of modern outbuildings
- Ample parking
- Gardens and Grounds to 7.74 acres or thereabouts
- Accessible location between Helston and Falmouth



The Property

Manhay Meadow Cottage comprises a detached three-bedroom home of traditional construction under a pitched roof, redeveloped around 2015 from a pair of derelict cottages. The property is accessed from the A394 Falmouth to Helston Road over a hard standing drive which leads to ample gravel parking for a number of vehicles.

With exposed granite lintels and quoins and part slate hung, the cottage provides well-presented family accommodation to include: **Entrance Hall**. **Utility Room** (2.79m x 1.3m) with plumbing for white goods and worktops; dual aspect **Kitchen/Diner** (5.18m x 2.77m) with matching range of wall and floor mounted kitchen units, integrated oven/hob, understairs storage cupboard; **Living Room** (3.96m x 3.58m) with wood burner, French doors leading out to rear terrace and decked area with views over the garden and grounds. **First floor** – Galleried Landing, **Master Bedroom** (3.28m x 3.12m) with en-suite shower room, **Bedroom Two** (3.38m x 2.84m) Juliet balcony, **Bedroom Three** (2.84 m x 2.51m), **Family Bathroom**.

The property benefits from PVC double glazing and warmed by an oil-fired central heating system.





Outside

The gardens lie below the house, predominantly laid to lawn with mature herbaceous borders and plantings, bordered by a natural pond with the remains of an old ruin to the side.

To the front of the house is a gravel parking area providing ample space for parking and turning of vehicles and trailers and to the rear of the house is paved terrace area with decking off, ideal for the evening sunsets and alfresco dining and enjoys views over the ground and countryside beyond.

Outbuildings

A timber portal frame shed with timber elevations under a pitched corrugated roof, currently being used as a **Workshop/Store** (13.45m x 9m and 4.2m x 9m. (Lot 1)

Away from the house and with a concrete apron to the front and forming part of Lot 2, a couple of barns, with alternative uses potential, subject to planning. **Barn 1** Timber framed and elevations (13.7m x 6.8m) with concrete floor, double door to front, with **Lean-to** (13.7m x 3.7m) to side under a mono-pitch roof. **Barn 2** (19.7m x 8.4m) under a mono-pitch corrugated roof with 4.7m double door entrance and pedestrian door to side, hard standing yard to the rear.

The Land

In all, the grounds extend to approximately 7.74 acres.

Lot 1 – The grounds in all to extend to 3.3 acres or thereabouts to include the gardens and parking area, and gently sloping pastures with some amenity/wildlife ground. Ideal for grazing or horticultural purposes.

Lot 2 In all extends to 4.4 acres or thereabouts and comprises two fields laid to level and gentle sloping pastures.



Agent's Note

If sold in lots, the purchaser of Lot 1 will be required to erect a new boundary fence between point A & B on the attached plan within two months of completion. The purchaser of Lot 2 will be responsible to erect a new boundary fence along the entrance drive.

EPC C Council Tax Band D

Services

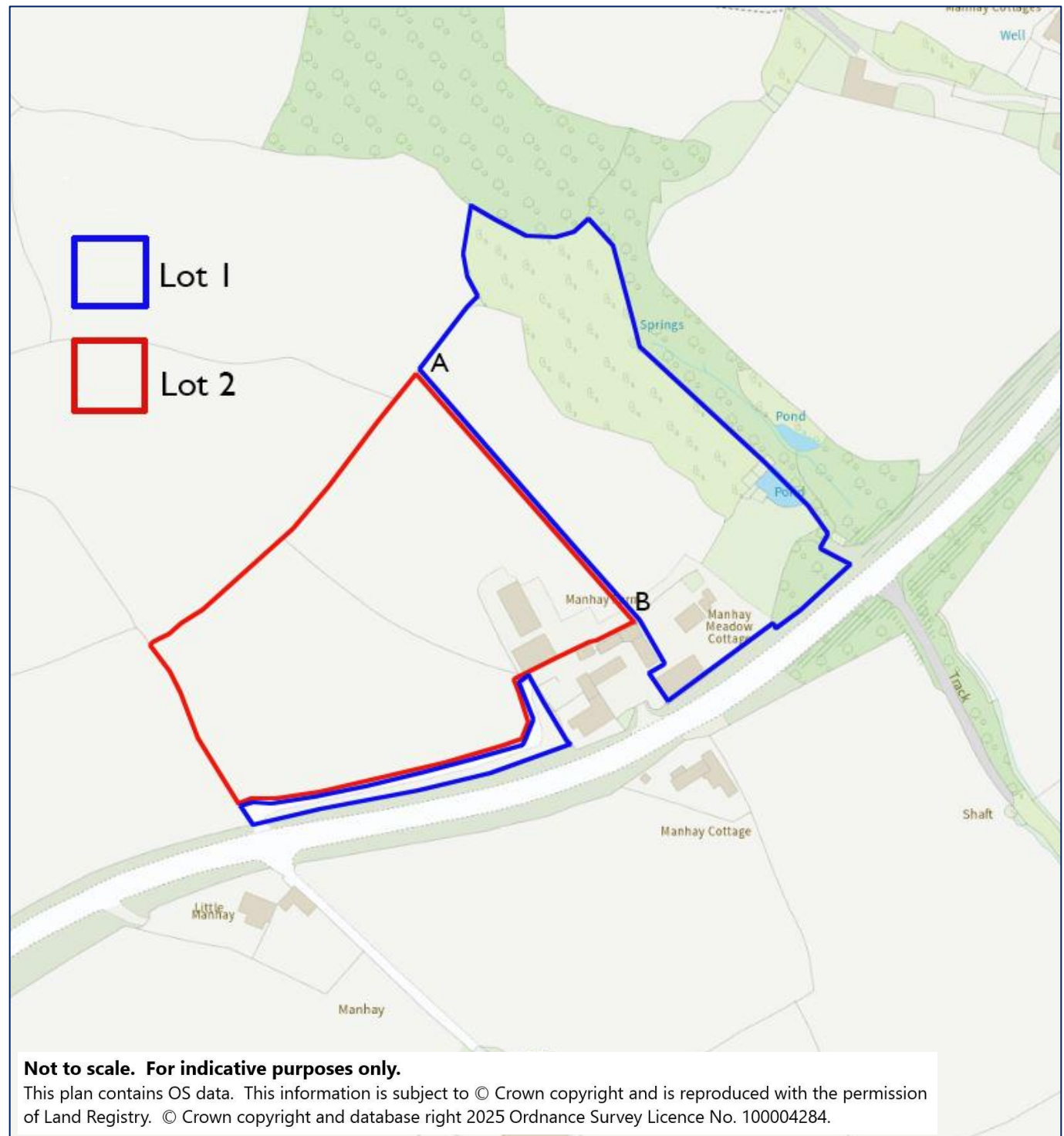
Mains electricity and water. Oil-fired central heating. Private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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 neighbouring property (Manhay Farm) has a right of way over the driveway and if sold in lots, Lot 2 will have a right of way over the driveway.

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.



Location

Manhay is a rural hamlet located approximately 3 miles from the old market town of Helston, famed for its annual Flora Dance, providing a wide range of shopping, schooling, health and leisure facilities. The Lizard Peninsula, an area of Outstanding Natural Beauty, lies to the south of Helston, providing access to many beaches and scenic walks.

The county town of Truro, the main administrative centre of Cornwall is approximately 14 miles distant, the port of Falmouth, providing access to the sheltered sailing waters of the Carrick Roads, 9 miles, and the mainline railway station and access to the A30 dual carriage is available at Redruth, approximately 9 miles distant.

For the outdoor enthusiasts, there numerous bridle paths and quiet lanes for riding out or cycling and the Stithians Reservoir for water sports lies within 6 miles.

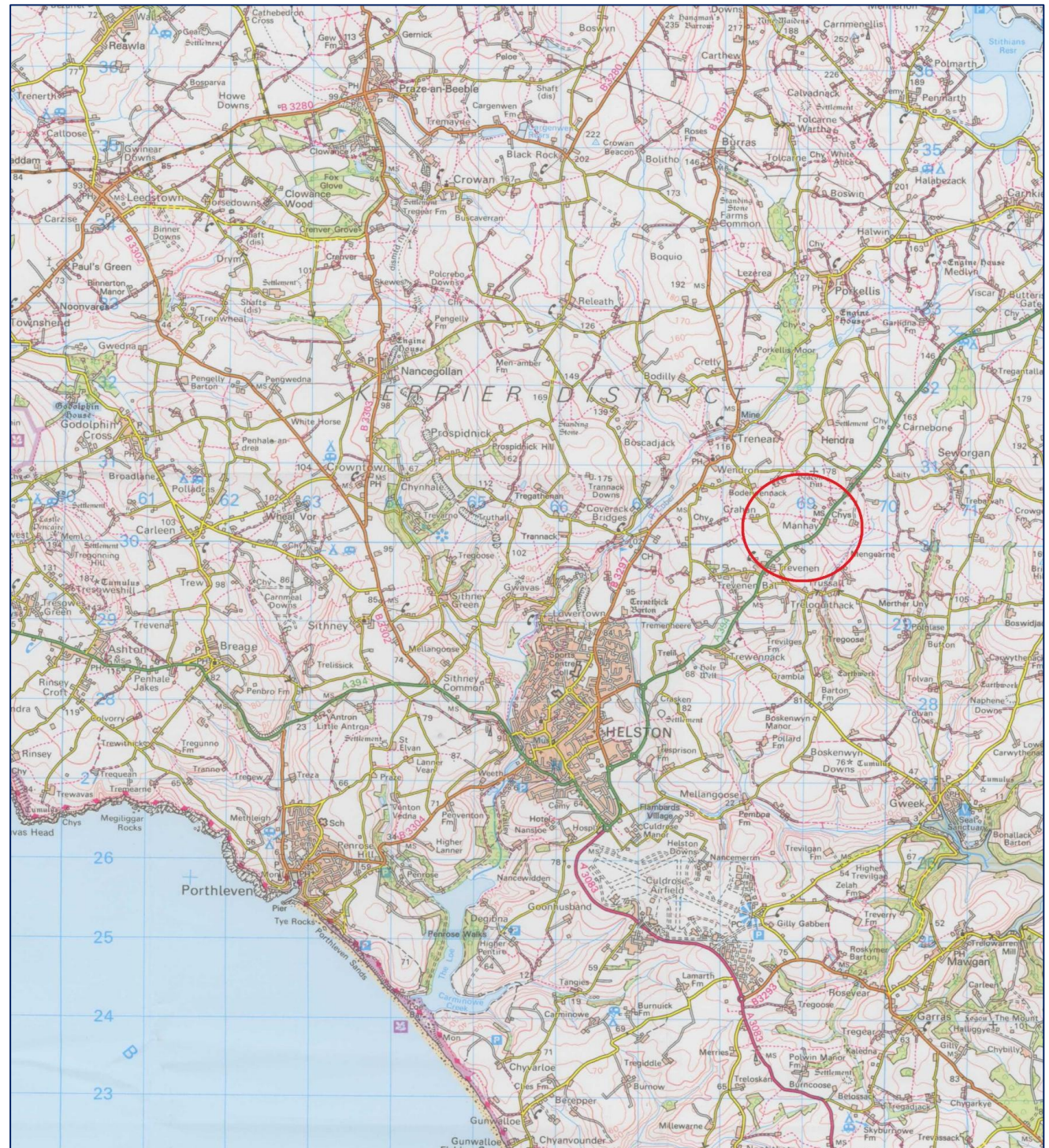
Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

From Helston, take the A394 towards Falmouth and just after the crossroads at Trevenen Bal, the entrance drive will be found on your left. From Falmouth and Penryn, drive towards Helston, through Longdowns, Rame, Edgecumbe and on entering Manhay, drive down the hill and at the brow the otherside, the entrance will be on your right, just before the crossroads.

what3words///flag.allies.cheeses (to entrance gate)





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