



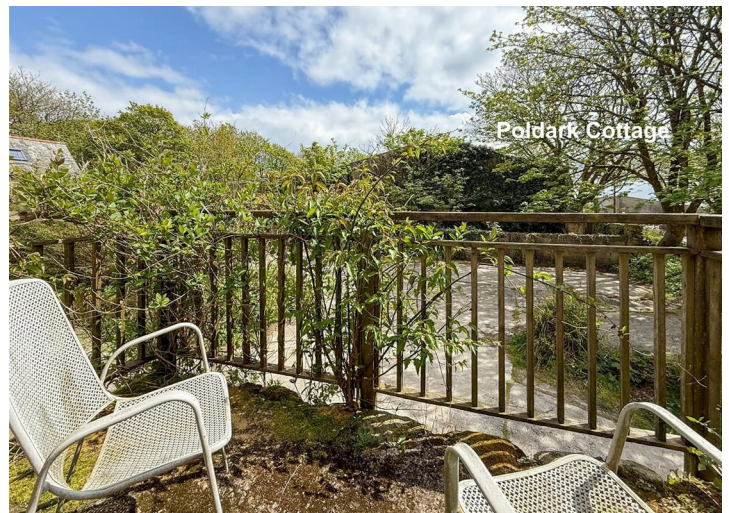
Poldark & Wheal Rose Cottages, Bodilly, Helston, TR13 0HA

Guide Price £495,000

Nestled in the rural hamlet of Bodilly, just 5 miles from Helston, a rare opportunity to acquire a detached barn having been sympathetically converted to provide 2 charming semi-detached cottages. Poldark & Wheal Rose Cottages form part of a small cluster of barns within this former farmyard setting. The cottages come with their own private gated courtyard, attached 28' barn (used as a games room), single garage and further stone outbuilding. Currently a successful holiday let, Poldark & Wheal Rose Cottages provide great versatility, ideal for multi-generational living or generating an income. The reverse level accommodation is well presented, with both properties providing 2 double bedrooms, shower room and open-plan living space incorporating kitchen, lounge and dining area. Bodilly is situated within the civil parish of Wendron, approximately 13 miles from the harbour town of Falmouth and a 10 minute drive from the market town of Helston, with its many amenities including junior and secondary schooling, national stores, cinema and leisure centre.

Key Features

- Detached barn forming 2 semi-detached cottages
- Small former farmyard setting
- Gated courtyard providing parking for multiple vehicles
- Rural hamlet just 5 miles from Helston and 13 miles from Falmouth
- Both cottages offer 2 double bedrooms, shower room and an open-plan living space
- 28' attached barn, single garage and outbuildings
- Ideal investment or fantastic multi-generational home
- EPC rating awaited



THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

POLDARK COTTAGE

Glazed timber stable door to:-

ENTRANCE HALLWAY

Whitewashed exposed stone wall, slate tiled flooring, radiator, central ceiling light. Stairs rising to first floor. Timber double glazed window to front aspect with deep slate window sill, beamed ceiling. Doors to both double bedrooms and shower room.

BEDROOM ONE

12'8" x 10'6" (3.88m x 3.22m)

Second measurement plus recess. A good size double bedroom with timber double glazed window to rear aspect, beamed ceiling, central ceiling light. Whitewashed exposed stone wall, large under-stair storage cupboard. Radiator.

BEDROOM TWO

11'0" x 11'0" (3.36m x 3.36m)

A dual aspect double bedroom with timber double glazed windows to rear and side aspects, beamed ceiling, radiator, central ceiling light. Whitewashed exposed stone wall with window seat.

SHOWER ROOM

Fully tiled shower cubicle with twin head boiler-fed shower and glass sliding shower room, dual flush WC, wash hand basin with mixer tap. Whitewashed exposed stone wall, recessed ceiling lights, obscure glazed timber double glazed window to front aspect. Heated towel rail/radiator, slate tiled flooring.

FIRST FLOOR

OPEN-PLAN LIVING SPACE

21'9" x 16'7" (6.63m x 5.06m)

Second measurement plus built-in cupboard and recess. A delightful triple aspect living space, incorporating kitchen, seating and dining areas. This sociable room provides a vaulted beamed ceiling with Velux windows, providing additional natural light. Timber double glazed windows look out to the front and rear aspects with a timber glazed door leading onto the sunny, south east-facing raised terrace. The kitchen area provides a range of waist level units with wood worktop, inset ceramic sink with swan neck mixer tap, built-in electric oven with induction four-ring hob, built-in dishwasher, space for fridge/freezer. The room easily accommodates seating, together with a good size dining table and chairs. A cast iron wood-burning stove sits on a slate hearth and provides warmth, together with the central heating. Wood-effect laminate flooring, painted exposed stone walls, cupboard housing hot water cylinder.

WHEAL ROSE COTTAGE

Glazed timber stable front door to:-

ENTRANCE HALLWAY

Exposed painted stone walls, two timber double glazed windows to front aspect, beamed ceiling. Radiator, doors to both double bedrooms and shower room. Cupboard housing

electric meter and consumer unit. Stairs rising to the first floor.

BEDROOM ONE

12'9" x 9'1" (3.90m x 2.78m)

A double bedroom with timber double glazed window to rear aspect, beamed ceiling, central ceiling light. Painted exposed stone wall, radiator.

BEDROOM TWO

12'8" x 8'5" (3.87m x 2.57m)

Second measurement plus door and window recess. A dual aspect double bedroom with timber double glazed windows to front and rear aspects. Beamed ceiling, central ceiling light, radiator.

SHOWER ROOM

Walk-in shower cubicle with panelled surround, glass shower door and dual head boiler-fed shower. Vanity unit housing wash hand basin with mixer tap. Concealed cistern dual flush WC. Under-stair storage cupboard with plumbing for washing machine, heated towel rail/radiator. Recessed ceiling lights, extractor fan, tiled flooring.

FIRST FLOOR

OPEN-PLAN LIVING SPACE

21'0" x 16'6" (6.41m x 5.04m)

Second measurement plus recess. A light and bright dual aspect living space, incorporating a kitchen, lounge and dining area. A feel of space is provided by the open beamed vaulted ceiling which features two Velux windows, providing further natural light. The kitchen area provides a range of waist level units with wood worktop, inset ceramic one and a half bowl sink with swan neck mixer tap, electric oven with built-in four-ring induction hob, built-in dishwasher, space for fridge/freezer. Over-stair larder cupboard. Living area with ample space for seating and family dining table, exposed painted stone walls, radiator, central ceiling and wall mounted lighting. Two radiators.

THE EXTERIOR

COURTYARD GARDEN

29'6" x 16'4" (9.00m x 5.00m)

Located to the front of the two cottages, positioned to enjoy the morning sun. Steps lead down to the:-

MAIN COURTYARD

Enjoying its own private gated entrance, with parking for numerous vehicles and featuring an attached stone-built barn, single block-built garage and further stone-built outbuilding. Zappi EV charging point.

MAIN BARN

28'2" x 14'0" (8.59m x 4.29m)

A superb and versatile barn, stone-built with pitched corrugated roof, power, light and water are connected. Currently used as a games room and utility for the two cottages. Four windows provide natural light and there are pedestrian doors to both the front and rear aspects. This large versatile space is ideal for those requiring a workshop or studio.



GARAGE

10'5" x 15'0" (3.20m x 4.59m)

External measurements provided. Single garage with corrugated roof and up-and-over garage door.

STONE OUTBUILDING

29'6" x 13'8" (9.00m x 4.18m)

Former stable or cow shed, this outbuilding provides plenty of additional storage space, divided into three units, with power, light and water connected. Solar Panels owned outright.

GENERAL INFORMATION

SERVICES

Private drainage shared with neighbouring properties. Oil fired central heating. Mains electricity. Private water (borehole) shared with neighbouring properties.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Courtyard



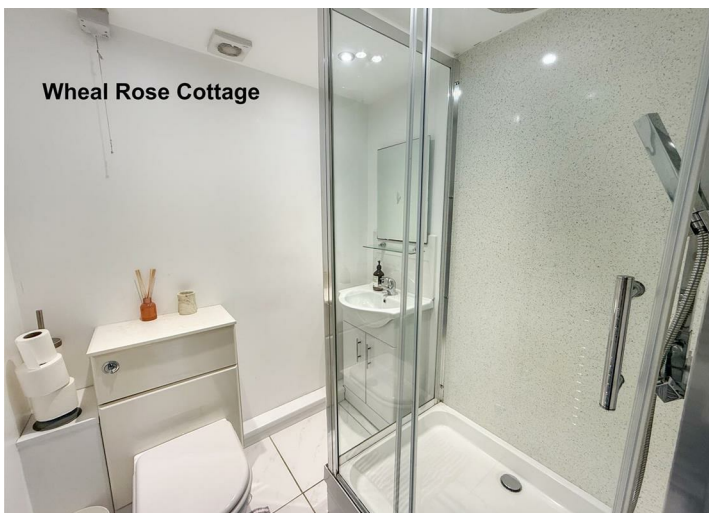
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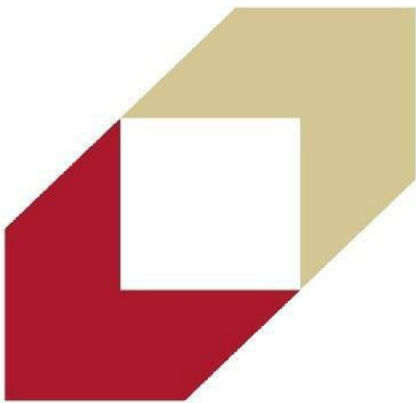
Wheal Rose Cottage



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Floor plan awaited