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Releath Water Farm, Sithney, Helston

## Releath, Helston

Helston 4 miles | Camborne 7 miles | Redruth 8 miles |  
Portreath (north coast) 13 miles | Falmouth (south coast) 13  
miles | Truro 16 miles | Newquay Airport 27 miles | Plymouth  
66 miles | Exeter (M5) 105 miles (Distances are approximate)

Situated within the delightful rural hamlet of Releath, amidst the rolling Cornish countryside, Barn House is a detached property of immense charm and character, set within approximately 3.6 acres of attractive gardens and grounds. Offering a wonderful combination of rural tranquility, character features and extensive outdoor space, this appealing home enjoys far-reaching views across the surrounding countryside.

Open plan lounge/kitchen/diner | Ground floor wet room |  
Four bedrooms | Family bathroom | Detached  
garage/workshop | Overall land of approximately 3.60 acres

**£800,000 Freehold**



## Property Introduction

The well-proportioned accommodation provides four bedrooms and benefits from oil-fired central heating and double glazing. Character features are evident throughout, including exposed beamed ceilings and an impressive feature fireplace incorporating a wood-burning stove. The property has been sympathetically enhanced by the current owners whilst retaining its original charm and character.

A particular highlight of Barn House is the exceptional outdoor space. The grounds include attractive landscaped gardens and a substantial, relatively level meadow, offering a wealth of possibilities for recreation, gardening, smallholding interests or simply enjoying the freedom and privacy afforded by such a generous plot which also provides a natural habitat for an extensive range of wild birds and animal life. There are several seating areas positioned throughout the grounds, providing ideal spots for alfresco dining and relaxation, whilst established plants and mature shrubs create year-round interest for keen gardeners.

The accommodation briefly comprises an entrance area leading into a spacious open-plan lounge, kitchen and dining room, creating a sociable heart to the home. The ground floor also features a wet room, and a bedroom, offering flexibility for a variety of living arrangements. On the first floor are three further bedrooms and a family bathroom.

Outside, there is a detached garage/workshop which, whilst requiring modernisation, benefits from power and offers potential for conversion to ancillary accommodation, a home office or studio, subject to any necessary planning permissions and consents.

## Location

The rural hamlet of Releath is situated approximately four and a half miles from the historic Cornish market town of Helston. Surrounded by beautiful countryside, the location offers a peaceful rural lifestyle whilst remaining conveniently accessible to a wide range of amenities.

Helston is a thriving market town and serves as the gateway to the stunning Lizard Peninsula, an area renowned for its breathtaking coastline and designated as an Area of Outstanding Natural Beauty. The peninsula boasts an abundance of beautiful beaches, secluded coves and

spectacular cliff-top walks, making it a haven for outdoor enthusiasts and nature lovers alike.

### ACCOMMODATION COMPRISES

A wooden entrance door opens into a useful entrance porch, which in turn leads into the welcoming entrance hall, with the accommodation arranged as follows :-

#### OPEN PLAN LOUNGE/KITCHEN/DINER

##### LOUNGE AREA 26' 0" x 17' 7" (7.92m x 5.36m)

A wonderfully quirky and characterful room featuring an impressive wood-burning stove, exposed granite walls and attractive ceiling beams. Doors to both the front and side elevations allow natural light to flood the space, whilst a skylight further enhances the bright and airy feel. Full of charm and individuality, this inviting room provides access to the front entrance and serves as a delightful focal point of the home.

##### KITCHEN/DINER 34' 7" x 17' 7" (10.53m x 5.36m)

#### KITCHEN AREA

A charming farmhouse-style kitchen fitted with an oil-fired Aga and complemented by a range cooker. The room features two inset basins, a slate floor and an attractive wooden island providing excellent food preparation space. There is plumbing for a washing machine, together with an abundance of shelving and storage options. Windows to the side elevation overlook the delightful gardens, whilst a door provides access to the patio, making it ideal for both everyday living and outdoor entertaining. An opening leads to a useful pantry area (7'11" x 2'6") providing additional shelving and storage together with space for a fridge/freezer.

#### DINING AREA

A bright and spacious dining area enjoying an abundance of natural light, with windows surrounding the room and patio doors opening directly onto the gardens. Characterful exposed ceiling beams add warmth and charm, whilst a large radiator ensures comfort throughout the year. With delightful views over the grounds and seamless access to the outside space, this versatile room provides an ideal setting for relaxing, entertaining or enjoying the surrounding countryside.

#### HALLWAY

A welcoming hallway featuring attractive wooden flooring and a striking exposed granite wall, adding character and charm. A window to the front elevation allows natural light to flood the space, whilst a wall-mounted radiator provides comfort. Stairs rise to the first floor, and the hallway provides access to the ground-floor bedroom.

#### DOWNSTAIRS WET ROOM

A characterful wet room featuring a walk-in shower and attractive Arabic-style wall tiling complemented by a tiled floor. The room enjoys a wealth of charm with exposed brickwork, a beamed ceiling and a small window providing natural light and ventilation. Fitted with



a traditional high-level flush WC, corner wall-mounted wash hand basin and radiator, the room also benefits from useful shelving and an extractor fan.

#### **GROUND FLOOR BEDROOM ONE 12' 1" x 12' 1" (3.68m x 3.68m)**

A particularly spacious bedroom featuring attractive wooden flooring and an impressive triple aspect, with windows allowing natural light to flood the room from several elevations. The room benefits from a radiator and offers a generous, versatile space with a bright and airy feel, making it an ideal guest room.

#### **HALLWAY**

A light and spacious first-floor landing providing access to all bedrooms and the family bathroom. The area is full of character, featuring exposed granite walls and two skylights allowing natural light to flood the space. Additional natural light is provided by windows to the side elevation, creating a bright and welcoming area that complements the character of the home.

#### **BEDROOM TWO 14' 6" x 8' 11" (4.42m x 2.72m)**

A charming and characterful room featuring attractive wooden flooring, a high ceiling with exposed beams and an exposed granite wall adding to its individual appeal. A window overlooks the surrounding countryside, providing a delightful outlook and allowing natural light to fill the space. The open balustrade provides views down over the dining area, creating a wonderful sense of openness and connection with the main living accommodation. A unique room full of character and rural charm.

#### **BEDROOM THREE 12' 8" x 12' 7" (3.86m x 3.83m)**

A delightful character bedroom featuring attractive wooden flooring, exposed granite walls and impressive high ceilings with exposed beams, creating a wonderful sense of space and charm. Enjoying a double aspect with windows to two elevations, the room is filled with natural light and benefits from a wall-mounted radiator. A beautifully individual room combining traditional features with a bright and airy atmosphere.

#### **BEDROOM FOUR 9' 7" x 7' 11" (2.92m x 2.41m)**

A well-proportioned single bedroom featuring attractive wooden flooring, exposed granite walls and a high ceiling with exposed beams, creating a charming and characterful space. The room enjoys a pleasant outlook over the surrounding countryside through the window and benefits from a radiator for comfort. A delightful room combining traditional features with a bright and airy feel.

#### **FAMILY BATHROOM**

A charming and spacious family bathroom featuring attractive wooden flooring, exposed granite walls and half-tiled wall surrounds. The room is fitted with a traditional claw-foot style bath, wall-mounted wash hand basin and traditional high-level flush WC. An internal window provides additional natural light, whilst the impressive high ceilings with exposed beams enhance the character and sense of space. The bathroom also benefits from a useful airing cupboard housing the hot water tank, with a range of shelving and additional storage facilities providing excellent practicality.

#### **OUTSIDE**

Providing a versatile outdoor space with a large patio which could be utilised for additional parking, entertaining or enjoying the surrounding countryside setting. Also located within the grounds is a:-

**DETACHED GARAGE/WORKSHOP 38' 6" x 18' 2" (11.73m x 5.53m) maximum measurements PLUS 18' 2" x 10' 3" (5.53m x 3.12m) maximum measurements**

This would benefit from modernisation but offers excellent potential. The building benefits from both electricity and water supplies, providing a useful space for storage, hobbies, workshop facilities or possible future enhancement, subject to any necessary planning permissions and consents.

#### **THE GROUNDS AND LAND**

The property is offered for sale with the benefit of approximately 3.9 acres of land, which gently surrounds the property and provides a wonderful sense of privacy and tranquillity. The grounds are easily accessible and predominantly level, offering a wealth of possibilities for those seeking a more self-sufficient or rural lifestyle. The land comprises a large expanse of grassland bordered by mature trees, creating a peaceful and sheltered environment. With its versatility, the grounds could lend themselves to a variety of uses, including cultivating vegetables, creating a smallholding, keeping horses or simply enjoying the freedom of owning such a generous parcel of land.

#### **AGENT'S NOTE**

The property's Council Tax band is band 'E'. The borehole water supply is shared with the neighbouring cottage. The annual maintenance costs for the borehole are also shared, with the current contribution being approximately £500 per annum.

#### **SERVICES**

Mains electricity, oil-fired hot water and central heating. Private borehole water supply, private septic tank drainage.



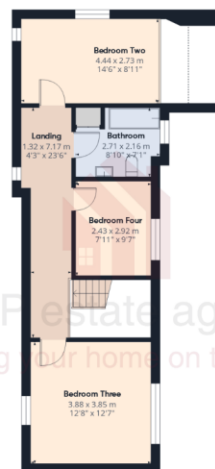


## MAP's Top reasons to view this home

- Detached barn conversion
- Four bedrooms
- Open plan living lounge/  
kitchen/dining room
- Kitchen/diner and pantry
- Ground floor wet room
- Family bathroom
- Parking for several cars
- Garage/workshop (in need of  
modernisation)
- Oil central heating
- Chain free sale



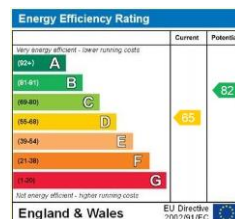
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



### Approximate total area<sup>(1)</sup>

258.4 m<sup>2</sup>  
2781 ft<sup>2</sup>

### Reduced headroom

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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