

**FOR SALE**

Guide Price - £525,000 Freehold



*Estate Agents*

**Lewis Haughton**

# Netley Barn, Porkellis, Helston, Cornwall. TR13 0HS

## ABOUT THE PROPERTY

An unusual opportunity to purchase a part-completed rural retreat set in approaching an acre of stunning lawned gardens in a rural hamlet enjoying astonishing countryside views

The smaller of the two barns has just been completed to an exceptional standard featuring a brand-new roof, beautifully pointed stonework, new attractive painted wooden double glazed windows and has been completely remodelled with quality fittings throughout. The accommodation provides a stunning open vaulted/open plan living, dining room and kitchen, beautifully appointed shower room and a double bedroom.

The main barn which is actually two semi-detached adjoining barns, yet to be converted and has detailed planning permission to form a three/four-bedroom double storey main residence.

A fantastic double garage has just been constructed with useful loft room above. There is an extensive driveway providing plenty of off-road parking and turning space. There is a raised terrace and 28ft caravan in situ with the stunning expanse of lawn sloping away which is fully enclosed and has a variety of fruit trees, a poly tunnel and vegetable plots as well as a log store.

In all this is a fantastic opportunity for a greener and peaceful rural lifestyle which will appeal to those who have the necessary skills and or vision to convert the main residence into a fantastic home enjoying wonderful rural views offering seclusion, privacy and a green lifestyle.

## LOCATION

Netley Barn is set in a lush rural hamlet of Boswyn close to Porkellis which is well placed for commuting to Helston, Redruth and Falmouth. Porkellis itself has a well-regarded public house local chapel and village hall. The local primary school at Halwin is approximately two miles distant with secondary schooling provided within Helston, Redruth, Falmouth and Truro. Much of the surrounding land is owned by the National trust and therefore are plenty of pathways and bridleways to enjoy walks in the countryside.

## FEATURES

- Set in an idyllic rural location two stone barns - one of which has been converted and one to be converted (Planning no: PA18/04540)
- Newly constructed double garage with loft room and large driveway and turning area
- Approaching an acre of enclosed lush lawned gardens
- Poly tunnel, vegetable plots, log store, caravan
- Exceptional far-reaching countryside views.
- COUNCIL TAX BAND - C
- EPC - E





### MAIN RESIDENTIAL BARN

### DETACHED ONE BEDROOM HOLIDAY BARN

#### FRONT APPROACH

Solid wooden painted front door with double glazed pane leading to entrance hall with slate flooring, wall mounted electric consumer box and central heating control. Two solid oak doors provide access to the shower room and the bedroom and an opening leads through to the main reception room.

#### OPEN PLAN LIVING/DINING/KITCHEN

29' 9" x 11' 5" (9.07m x 3.48m) narrowing to 10' 9" (3.28m) Fantastic light and spacious room with open vaulted beamed ceiling with two double glazed skylight windows. Double glazed casement window to the front elevation enjoying fantastic, elevated views over the gardens and across the surrounding countryside. Further double glazed window to the side. The living area focuses on a large Dunsley cast-iron log burning stove. Slate flooring which runs through to the kitchen/dining area.

The kitchen has been fitted with an attractive and comprehensive range of wall mounted cupboards and matching base cupboards and drawers with a U-shaped polished granite work surface over which extends to a breakfast bar. Inset granite one and a half bowl sink unit with mixer tap. Inset induction hob with extractor fan over and space for fridge freezer. Double glazed window to the side elevation.

#### DOUBLE BEDROOM

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to the side elevation, wall mounted electric heater and high storage cupboard.

#### SHOWER ROOM

6' 0" x 5' 3" (1.83m x 1.60m) plus shower recess

Beautifully appointed shower room comprising a three-piece suite of recessed tiled shower with electric power shower and raindrop head shower over with glazed doors, hidden cistern low-level WC extending to vanity-style unit with inset wash hand basin with mixer tap over, several cupboards to the side and below and two wall mounted mirrored cabinets above. Electric ladder-style heated towel rail, mounted extractor fan and an obscured double glazed window to the side.

#### EXTERIOR

The barns are set in a gently sloping enclosed lawned garden approaching an acre. Between the barns is an area of hardstanding in which a courtyard could be created.

#### DOUBLE GARAGE with loftroom

18' 8" x 18' 5" (5.69m x 5.61m) Electric double doors to the front. Wall mounted electric consumer box. Plenty of light and power sockets. Courtesy door to the side.

Door with staircase leading up to the:

#### FIRST FLOOR

18' 7" x 9' 10" (5.66m x 3.00m) With 5' 10" (1.78m) head height to the central beam and some limited head room. Light and power sockets and double doors to the front.

#### CARAVAN

28' 10" (8.79m) Ideal to house extra family or builders whilst converting the main residence!

#### GARDENS AND GROUNDS

Double gates at the entrance open out to a long driveway and turning area and also give access to the garage. There is a raised terrace providing the ideal space for alfresco dining. A beautiful lawned garden slopes gently in front of the property and is interspersed with a poly tunnel a vegetable plot and fruit trees. There is a log store and also a fibreglass shed which has the workings for the private water supply.

The views from the gardens and also the properties are absolutely stunning right across open rolling countryside!



### AGENTS NOTE

**SERVICES:** The following services are available at the property however we have not verified connection, mains electricity, private water, private drainage.

**DISCLAIMER:** These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of LHW. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.



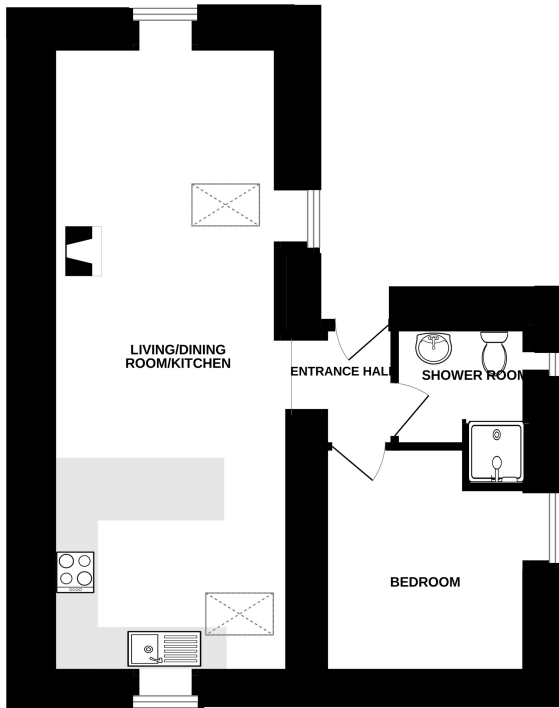






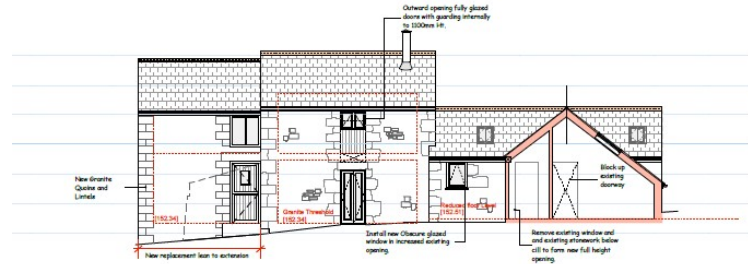
## FLOORPLAN

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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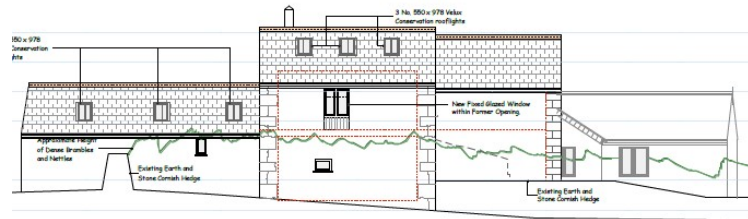


South Elevation

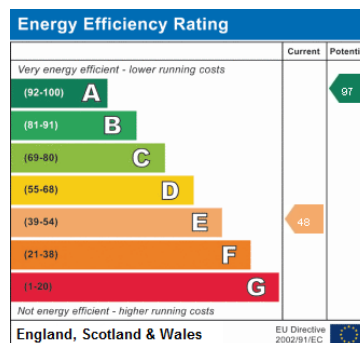
### Materials:

Roof: Natural Spanish Slate, copper nail fixed. Angular terracotta ridge tiles.  
Walls: Existing Stone Wall/renovated.  
Windows: Engineered timber framed, high performance, double glazed units. Painted Finish.  
Doors: Solid FSC certified hardwood doors.  
Rooflights: Velux Conservation rooflights.

NB: Please refer to Bat and Protected Species Report prepared by Cornwall Environmental Consultants, for information pertinent to existing use by protected species and recommendations for providing nest site and habitat opportunities within proposed development.



## EPC



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