



Godolphin Cottage Deveral Road



Godolphin Cottage

Fraddam, Hayle, Cornwall TR27 5EP

Hayle 3 Miles, St.Ives 10 Miles, Praa Sands 7 Miles

A charming, and beautifully converted detached former barn & piggery tucked away in the rural setting near Fraddam.

- No Onward Chain
- Character Accommodation
- Annex potential
- Rural Setting
- Council Tax Band C
- 3 Bedroom
- Enclosed garden
- Parking
- Kitchen/Sitting Room
- Freehold

Guide Price £475,000

SITUATION

Godolphin Cottage is situated in a delightful rural position in a small cluster of character properties.

Close to the settlements of Reawla and Fraddam, the area is surrounded by a picturesque rural landscape abounding with many scenic walks. The property is also perfectly placed to access the stunning coastline of both the Lands End and Lizard peninsulas with local beaches including those at Praa Sands, Perranuthnoe and Marazion.

Within approximately 10 miles is the characterful harbour town of Penzance that offers a wide range of shopping, banking and leisure facilities whilst approximately 8 miles is the historic town of Helston which again provides a wide range of facilities. Other local notable attractions include St Michael's Mount whilst the popular harbour town of St Ives is also readily accessible.



THE PROPERTY

Approached over a shared unmade lane, Godolphin Cottage is an attractive single-storey conversion of a former piggery. Boasting handsome exposed stone and granite elevations, the property offers well presented character accommodation and is considered equally suitable as a main residence or indeed 'off the beaten track' second home.

Worthy of particular note is the impressive vaulted open plan living area complete with exposed roof timbers, slate flag floor and brick fireplace with herringbone hearth and wood burning stove. In addition there are two bedrooms and a bathroom within the main section of the building and a third en suite room ideal of ancillary accommodation.

Outside there is off-road parking together with an enclosed lawn and additional granite chipped seating areas.

OUTSIDE

Godolphin Cottage is approached to a private parking area at the front with space for 3 cars.

A gateway leads through to a delightful lawned garden offering a good degree of privacy incorporating seating areas which leads on to a granite chipped courtyard at the rear. Outside shed with private courtyard and secluded hydrotherapy hot tub with steps rising to a raised area with terraced beds

SERVICES

Mains water and electricity. Private drainage. Wood burner & Electric heating.

VIEWINGS

Strictly by prior appointment through Stags Truro Office
01872 264488

DIRECTIONS

From Leedstown, proceed from Fraddam towards Reawla and just before the village sign for Reawla turn right at a grass triangle towards Leedstown. After a short distance and on a sweeping left hand corner turn right into an unmade lane signposted bridleway. Godolphin Cottage will be evident after a short distance on the right hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
		80
	23	
England & Wales		
EU Directive 2002/91/EC		

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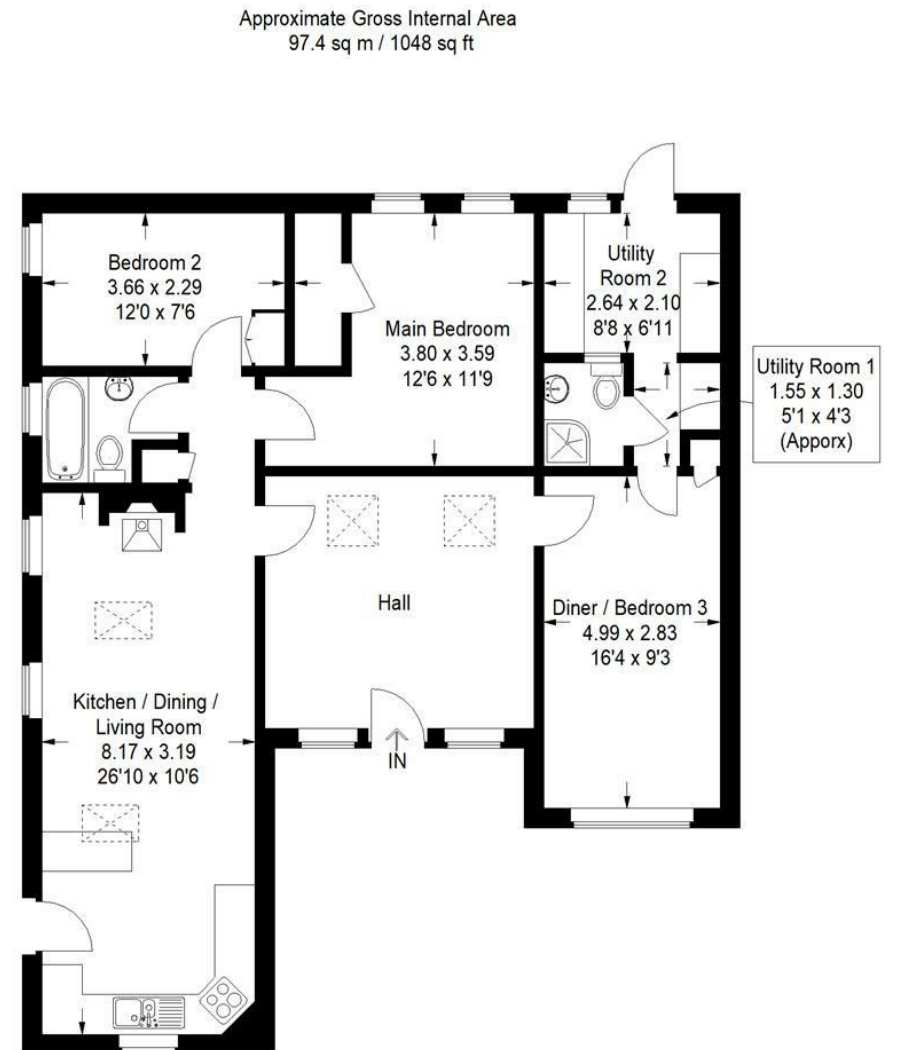


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