



Carsluick Farmhouse



Carsluick Farmhouse

Godolphin Cross, Helston, Cornwall TR13 9RJ

Helston 5 Miles - Praa Sands 4 Miles - Porthleven 6 Miles

A delightful four bedroom farmhouse, pair of stone outbuildings and most attractive gardens with far reaching countryside views.

- Chain Free
- Sitting Room
- Utility Room
- 4 Bedrooms
- Freehold
- Open Plan Dining/Living Room
- Kitchen
- Bathroom and Seperate WC
- 2 OutBuildings
- Council Tax Band E

Guide Price £655,000

SITUATION

Carsluick Farmhouse is situated just outside popular Godolphin Cross with its community 'old chapel' and primary school. The area is well-known for its walks and attractive countryside around the National Trust Goldolphin House with the hamlet's style at the end of the drive has direct access to almost 600 acres of National Trust land. Steeped in history our vendors inform us that it occupies part of a fortified settlement believed to date from 1326. Helston is the nearest town, about five miles to the south-east and Porthleven, with its award winning restaurants, is about six miles to the south.

DESCRIPTION

Carsluick Farmhouse is approached along a single track lane that opens into the Farmhouse's tarmac drive leading to car parking and turning areas for a number of vehicles and also serves the neighbouring property of Carsluick Barn.

The farmhouse is delightfully presented to the open market and offers some fine rooms. At the entrance is a Sun Room with glazed and wrought iron front door opening to a fine open-plan Dining and Living Room. The Dining Area includes a Heritage cooker set in a stone fireplace with original clome oven features to the side, and at the opposite end of the room, in the Living Area is a wood-burner set within a fireplace with polished stone hearth. Beyond is a further Reception Room - perhaps ideal as a Study or Sitting Room.



Off the Dining Room is a dual aspect Kitchen which includes a matching U-shaped range of base and eye level units with timber worktops. Appliances include a Bosch fan assisted oven and grill with 4 induction rings and extractor hood over, deep ceramic sink unit with mixer tap, space and plumbing for dishwasher. Door to Utility Room with stainless steel single drainer sink unit with circular sink, tiled floor, shelving and plumbing for washing machine. Part glazed door and sidelight to outside.

On the first floor, approached via turning stairs with half-landing and passageway off is a Bathroom, with contemporary white suite including P-shape panelled bath with shower over, wc, suspended washbasin and chrome wall mounted heated towel radiator and Separate WC with pedestal washbasin.

Off the Landing are 4 Double Bedrooms - including an end Bedroom with triple aspect enjoying fine views.

THE GARDENS AND OUTBUILDINGS

Adjacent to the entrance is a stone and slate Outbuilding, known as The Cart House, about 20'8 x 11'9 with stable style door, end windows and Velux windows, electric panel heater with power and electricity connected. offering good potential for use as an office or for conversion - subject to all necessary consents and approvals.

The gardens with Carsluick Farmhouse are a particular feature of the sale and include areas of lawn with shrub borders and a most pleasant rear recreational garden with hard seating areas bordered by rockery and enjoying some superb countryside views. In addition, there is a stone built traditional piggery barn with low doors divided into two, about 20' x 8'5 and 8'6 x 8' and adjoining outside WC. Beyond is a most attractive lawn garden with well stocked shrub borders with rockery and pleasant raised seating area.

VIEWING

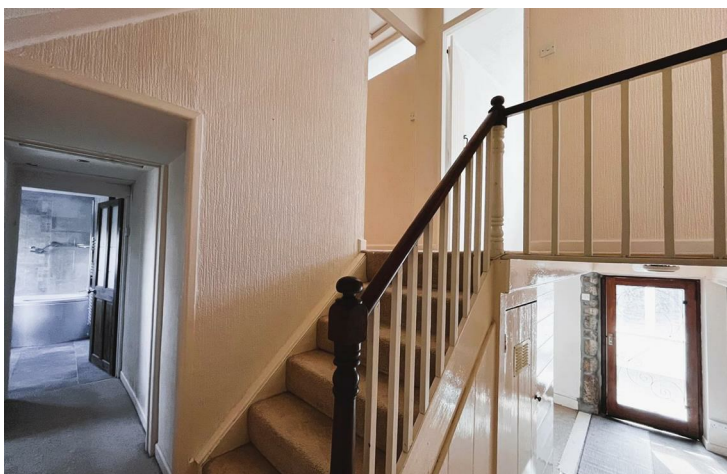
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From Helston, take the A394 towards Penzance. Drive up the hill and at the top turn right towards Hayle on the B3302. Drive for nearly a mile and turn left towards Carleen. Drive through Carleen and on to Godolphin Cross. At the crossroads, turn left towards Trescowe and drive out of the village. Pass through an avenue of trees and as the road starts to rise, there is an entrance lane to the right (there is a Carsluick Farmhouse nameplate). Drive down the stone lane into the valley and continue straight on which leads up to the farmhouse.

SERVICES

Mains water connected. Mains electricity connected. Private drainage. Oil-fired Heritage boiler serving domestic hot water and central heating. Broadband. TV and telephone points. Double-glazed.



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

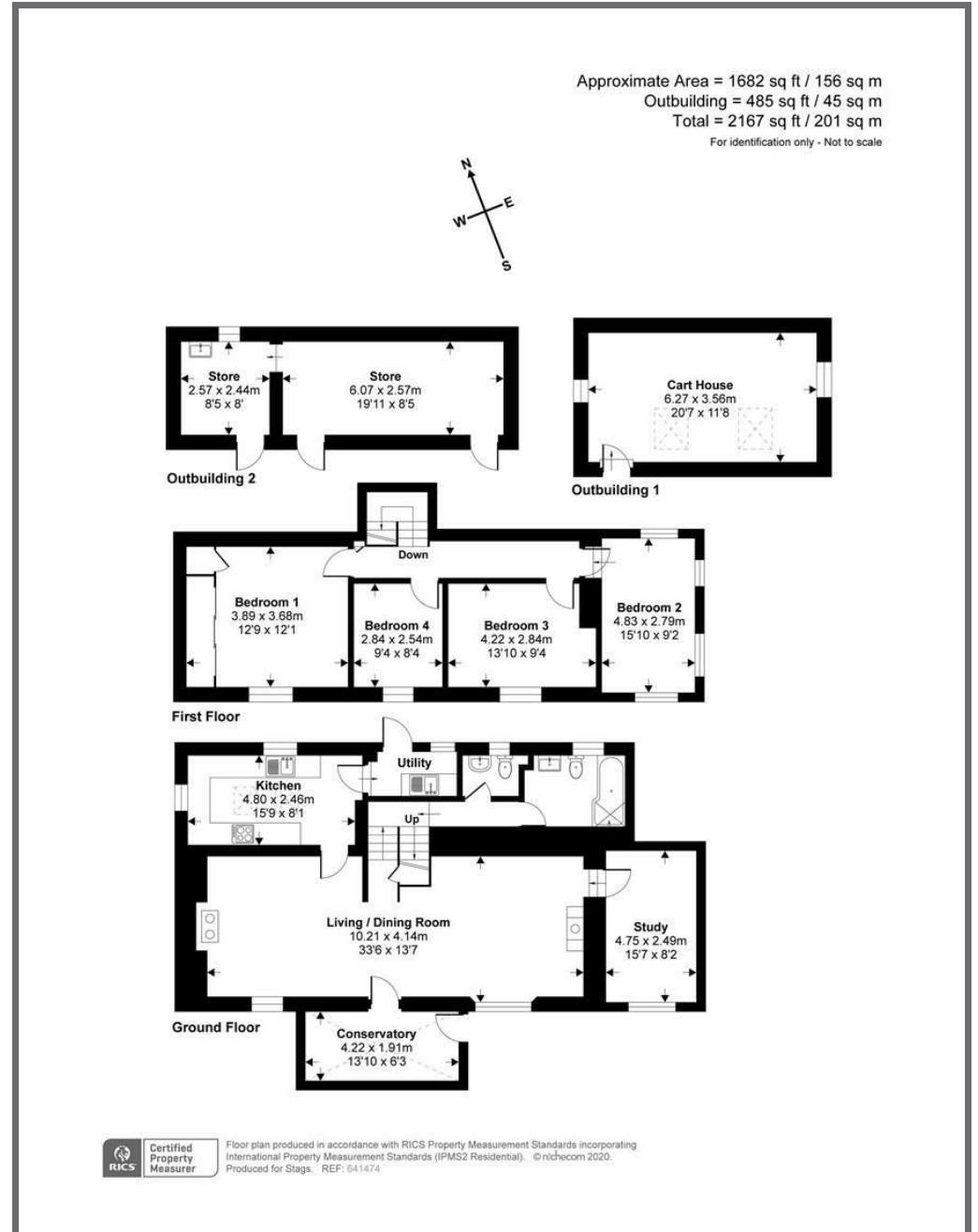


| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-101) A | | 78 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 39 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

61 Lemon Street, Truro, TR1
2PE

truro@stags.co.uk

01872 264488



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