



ROHRS & ROWE



Mary Barn
Polladras
Breage
Cornwall
TR13 9NS

- Charming barn conversion
- Light and spacious accommodation
- 19'2 x 12'2 kitchen / dining room
- Spacious sitting room
- Ground floor master bedroom en suite
- 3 further bedrooms
- Beautiful gardens of circa 1.1 acres
- Sun room
- Solar Panels
- Ground source heating
- EV charger
- Larger timber car port and storage shed
- Ample parking for 5+ cars
- EPC D
- Council Tax Band E

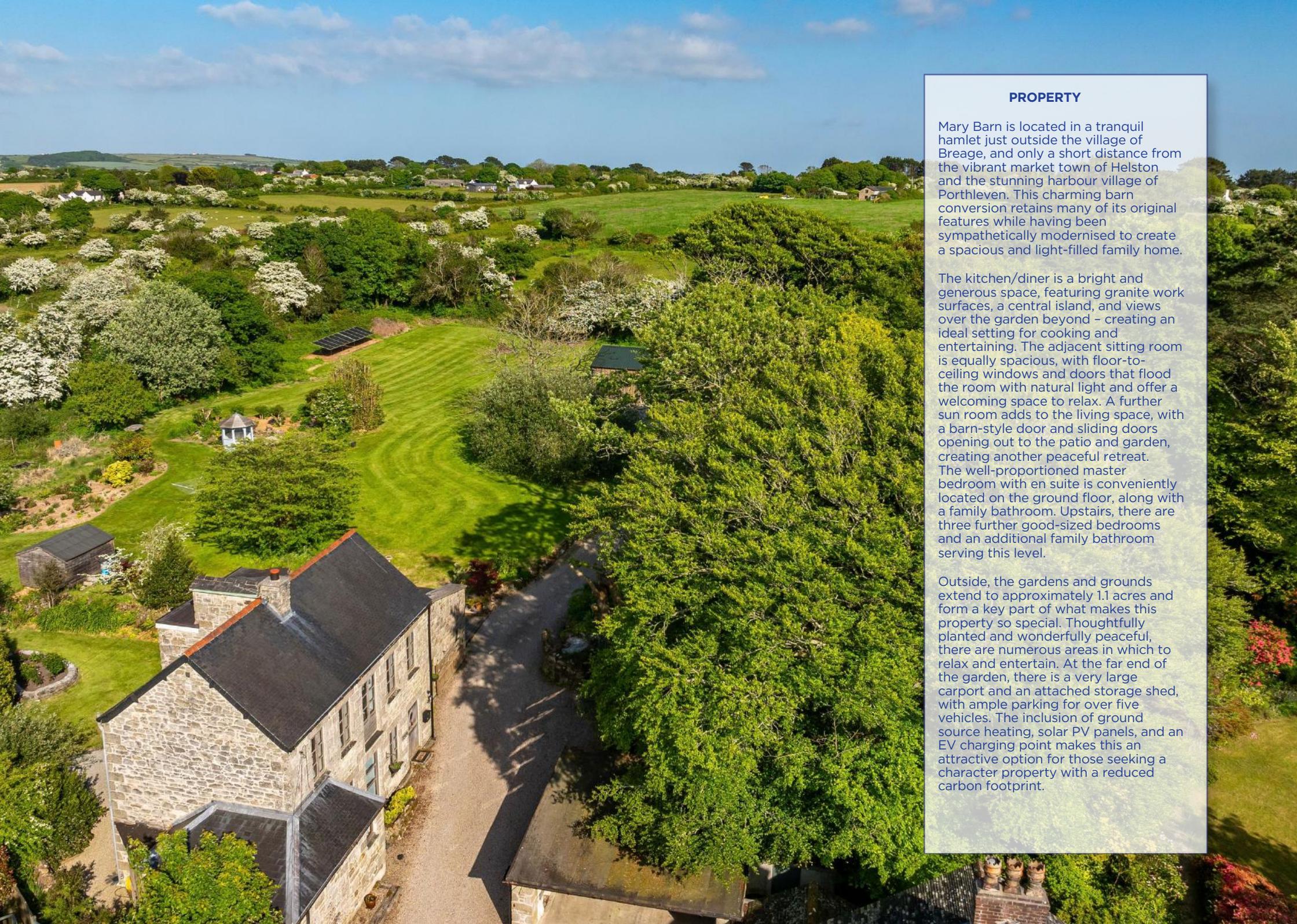


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A BEAUTIFULLY CONVERTED 4-BEDROOM STONE BARN OFFERING LIGHT-FILLED, SPACIOUS ACCOMMODATION, SET WITHIN APPROXIMATELY 1.1 ACRES OF STUNNING GARDENS, NESTLED IN A QUIET AND PEACEFUL HAMLET





PROPERTY

Mary Barn is located in a tranquil hamlet just outside the village of Breage, and only a short distance from the vibrant market town of Helston and the stunning harbour village of Porthleven. This charming barn conversion retains many of its original features while having been sympathetically modernised to create a spacious and light-filled family home.

The kitchen/diner is a bright and generous space, featuring granite work surfaces, a central island, and views over the garden beyond – creating an ideal setting for cooking and entertaining. The adjacent sitting room is equally spacious, with floor-to-ceiling windows and doors that flood the room with natural light and offer a welcoming space to relax. A further sun room adds to the living space, with a barn-style door and sliding doors opening out to the patio and garden, creating another peaceful retreat. The well-proportioned master bedroom with en suite is conveniently located on the ground floor, along with a family bathroom. Upstairs, there are three further good-sized bedrooms and an additional family bathroom serving this level.

Outside, the gardens and grounds extend to approximately 1.1 acres and form a key part of what makes this property so special. Thoughtfully planted and wonderfully peaceful, there are numerous areas in which to relax and entertain. At the far end of the garden, there is a very large carport and an attached storage shed, with ample parking for over five vehicles. The inclusion of ground source heating, solar PV panels, and an EV charging point makes this an attractive option for those seeking a character property with a reduced carbon footprint.







PORTHLEVEN



GWITHIAN



FALMOUTH



PRAA SANDS

LOCATION

Mary Barn is situated only a short drive from the South Coast, making it a superb location from which to enjoy and explore the area. Porthleven, Praa Sands and a number of other intimate coves and beaches are within easy reach, as are beaches on the North Coast, such as Gwithian and Godrevy. For those who love their sailing, the Helford River is accessible at Gweek, just 6 miles away, offering wonderful days out on the water. For all day-to-day needs, close at hand is the historic town of Helston, which is well-served by three supermarkets and has a number of restaurants and bars.

DISTANCES

Breage: 1.5 Miles • Helston: 3.5 Miles • Porthleven: 3.5 Miles • Praa Sands Beach: 4.5 Miles • Gweek : 8 Miles • Gwithian: 9 Miles • Godrevy: 10 Miles • Falmouth: 17 Miles • Truro: 20 Miles





Polladras, Breage, Helston, TR13 9NS

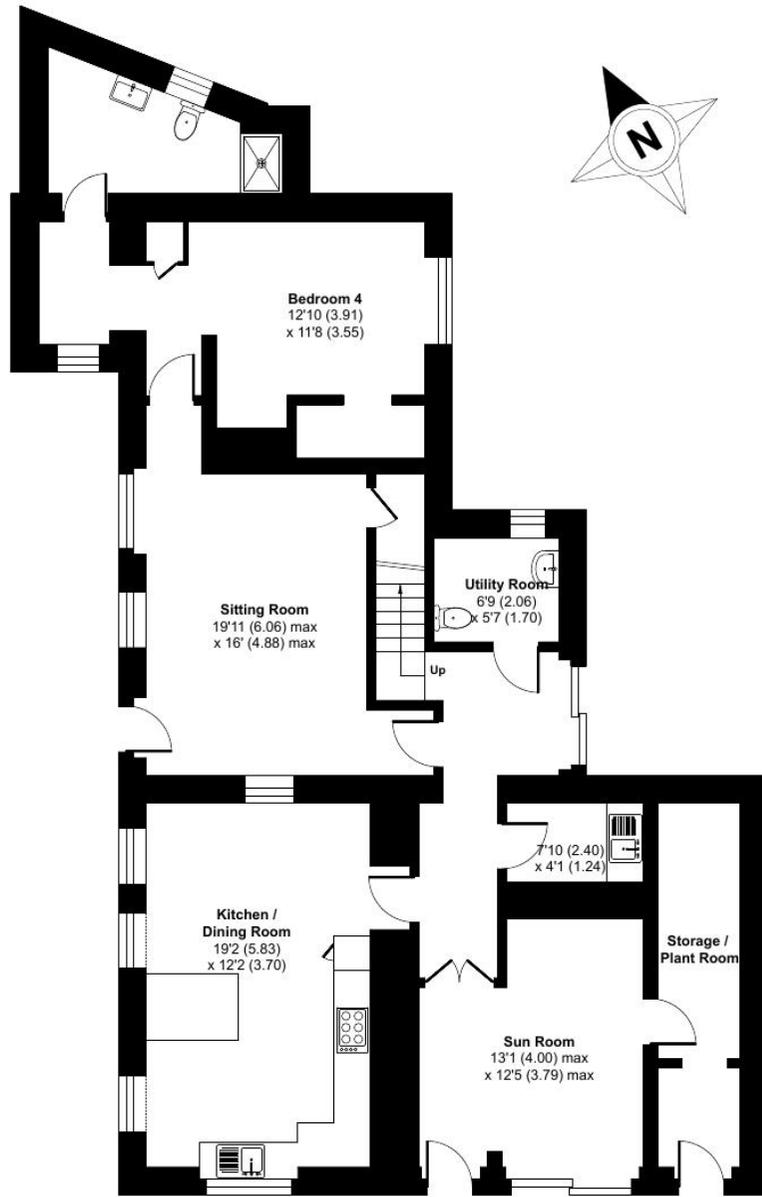
Approximate Area = 1835 sq ft / 170.4 sq m (excludes carport)

Shed = 133 sq ft / 12.3 sq m

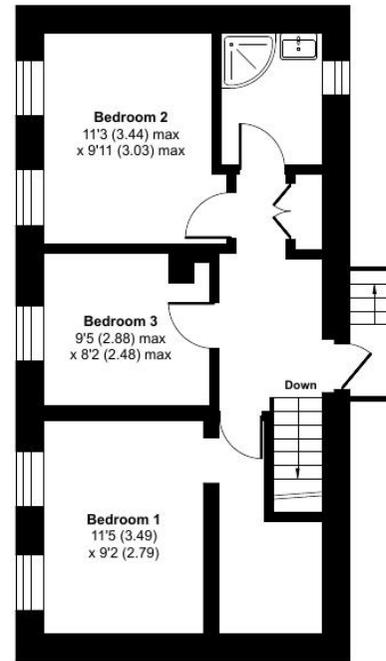
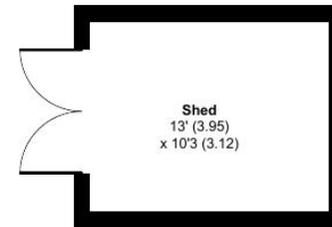
Outbuilding = 196 sq ft / 18.2 sq m

Total = 2164 sq ft / 200.9 sq m

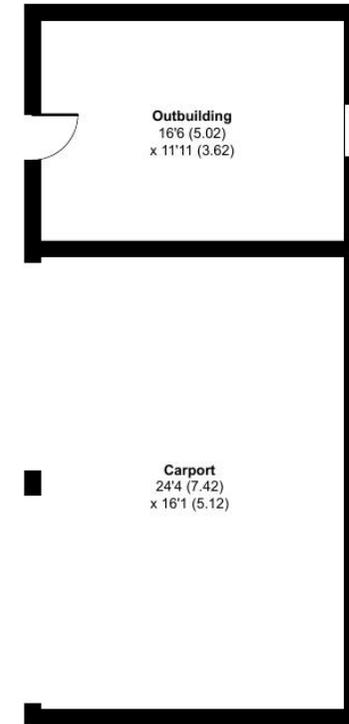
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Services: Mains water & electricity. Ground source heating. Private drainage.

Directions: What3words: vowing.callers.comedy

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