



ROHRS & ROWE

Cahallow Barn
Constantine
Falmouth
Cornwall
TR11 5RE

- Charming traditional barn conversion
- Far reaching country views
- Spacious open plan living area
- High vaulted ceiling
- Elevated kitchen area
- Sitting area and dining space
- Main bedroom
- 2 further bedrooms
- Family bathroom
- Utility room
- Entrance hallway
- Timber garden building
- Barbecue area
- Lawned garden
- Ample parking for 3 cars
- EPC E
- Council Tax Band D



ROHRS & ROWE



AN ATTRACTIVE BARN CONVERSION SET IN AN ELEVATED POSITION, ENJOYING FAR-REACHING VIEWS ACROSS THE VALLEY. THE PROPERTY FEATURES AN IMPRESSIVE OPEN-PLAN KITCHEN AND LIVING AREA, THREE WELL-PROPORTIONED BEDROOMS, AND A SPACIOUS FAMILY BATHROOM.





PROPERTY

Cahallow Barn is a charming barn conversion, set in an elevated position and enjoying lovely countryside views across rolling fields towards the ever-popular village of Constantine. The property has been thoughtfully updated by the current owners and features a magnificent open-plan living room, with a beautiful fireplace forming its focal point.

This impressive space is well arranged into a comfortable sitting area, a generous central dining zone, and a slightly raised kitchen, making it ideal for entertaining while preparing drinks or meals. There are three well-proportioned bedrooms, along with a spacious and well-appointed family bathroom.

The garden is a particular highlight, offering superb views across the surrounding landscape. To one side, a substantial timber outbuilding provides excellent space for a workshop or storage. A raised seating area creates the perfect spot for barbecues, while the courtyard offers ample parking.







HELFDORD RIVER



FLUSHING



FALMOUTH



MYLOR HARBOUR

LOCATION

The nearby village of Constantine offers a wide range of local facilities with a number of shops and pubs, including a renowned wine merchant and the Trengilly Wartha Inn. Port Navas has an excellent yacht club and restaurant, providing great access to enjoy the magical waters of the Helford River made famous by Daphne Du Maurier and her novel Frenchmans Creek. This area has some of the best sailing waters in the country with the Helford River providing access out into the waters of the magnificent Falmouth Bay and boasts many active clubs. The village itself offers a great range of excellent water and outdoor lifestyle activities. The Budock Vean Hotel is also within easy distance and offers excellent facilities including tennis courts, golf course, spa and a popular restaurant but is also a social hub for the area.

DISTANCES

Port Navas: 1.7 Miles • Constantine:1.3 Miles • Helford Passage: 3.2Miles • Falmouth: 5.8 Miles • Truro: 12.7 Miles • Newquay Airport: 31.5 Miles

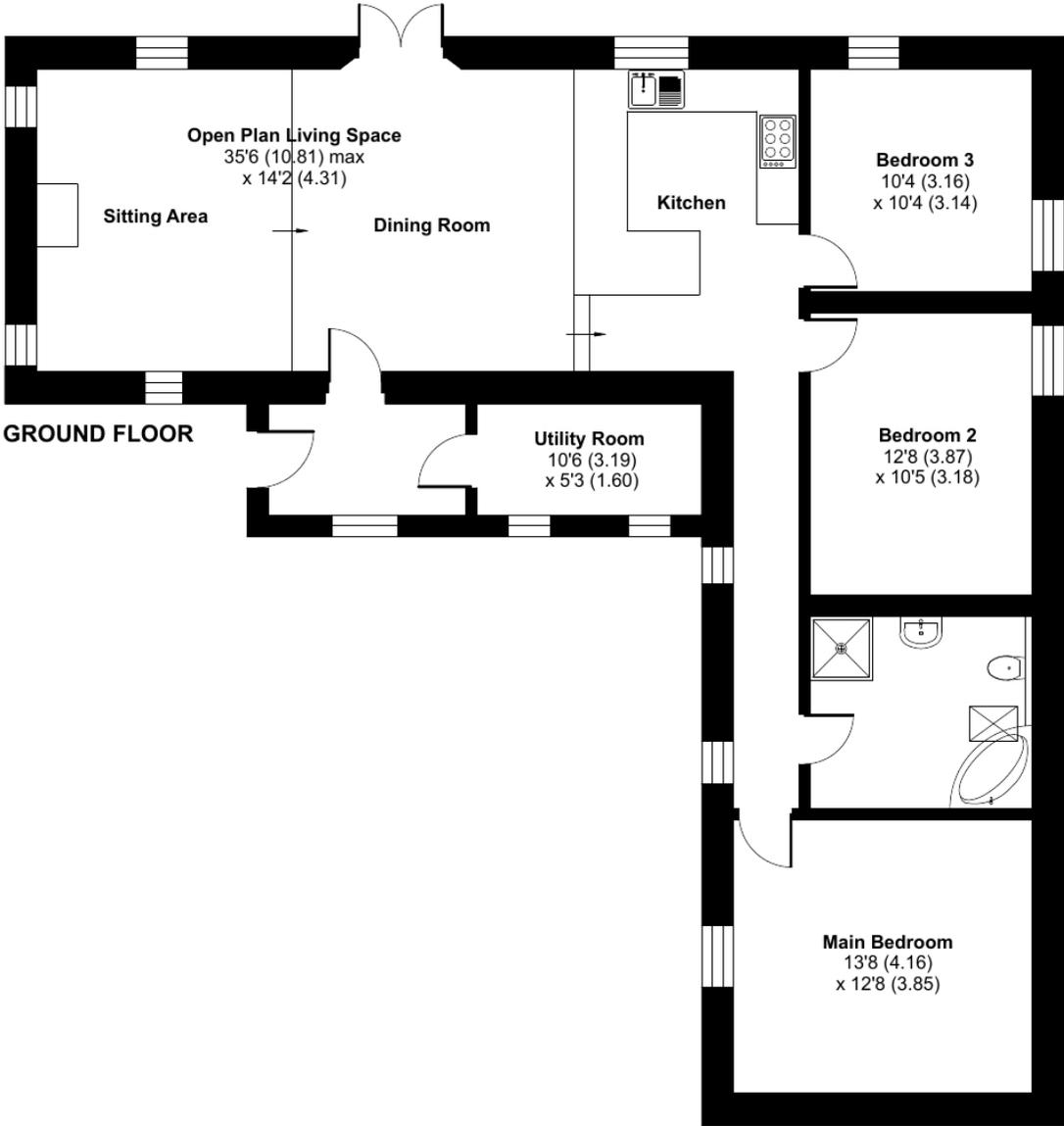




High Cross, Constantine, Falmouth, TR11 5RE

Approximate Area = 1254 sq ft / 116.5 sq m

For identification only - Not to scale





Services: Mains water, electricity & gas. Oil fired central heating. Private drainage

IMPORTANT NOTICE: Rohrs & Rowe, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of the client or otherwise. Rohrs & Rowe assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statement or representation of fact. All areas, measurement or distance are approximate. The descriptive text, photographs and plans are all for guidance only and are not in any way comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Rohrs & Rowe, their clients and any joint agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspecting or otherwise. Any items, equipment or fixtures and fittings shown may not necessarily be included within the sale.



ROHRS & ROWE

TELEPHONE 01872 306 360

EMAIL Info@RohrsAndRowe.co.uk

WEBSITE www.RohrsAndRowe.co.uk

