



Laskowski
&Co



Blowing House Cottage, Godolphin Cross, Helston, TR13 9RE

Guide Price £850,000

A genuinely rare and exciting opportunity to purchase a substantial Grade II Listed 3 bedroom, 3 bathroom former mine captains cottage, located within the idyllic National Trust Godolphin Estate, surrounded by the Trust's beautiful woodland. The cottage is believed to date back to the 16th century, with the garden being home to the only blowing house still in existence in Cornwall. This wonderful period home comes to the market for the first time in over 40 years, requiring a scheme of updating and boasting a number of period features.

Key Features

- Substantial 3 bedroom period cottage
- Large lawned gardens
- Requiring modernisation
- Grade II Listed
- Nestled within the National Trust's Godolphin Estate
- Secluded woodland location
- Detached 2-storey garage/workshop
- EPC rating F



THE PROPERTY

The beauty of 'Blowing House Cottage' is evident in its tranquil location and delightful lawned gardens. The cottage is located down a private lane, owned by The National Trust and serving no other properties. The quiet tucked-away location provides a haven for wildlife, with the large garden bordering acres of National Trust woodland and offering numerous woodland walks literally 'on the doorstep'. The accommodation briefly comprises of a kitchen, sitting room with inglenook fireplace, dining room, study, 24' conservatory overlooking the lawn, three large double bedrooms all with en-suite facilities. Adjacent to the cottage is a detached two-storey garage/workshop which provides ideal storage and studio space.

In all, a wonderful cottage in a unique position, being sold with the additional benefit no onward chain.

LOCATION

Nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and The National Trust's 'Godolphin House' is the picturesque semi-rural village of Godolphin Cross, which offers easy access to both the north and south coasts, as well as the popular fishing village of Porthleven, with its fantastic array of restaurants. The larger village of Breage is just two miles away, providing a public house and post office with shop. There are a large number of walks on the doorstep, including Godolphin Hill and Tregonning Hill, both with stunning panoramic views over south west Cornwall. The towns of Helston, Hayle and Penzance are within a fifteen to twenty minute drive of the property; the stunning beach at Praa Sands is approximately ten minutes away by car.

THE ACCOMMODATION COMPRISES

(all dimensions being approximate)

ENTRANCE

Cast iron boot scraper and granite step with glazed timber stable door opening into the:-

KITCHEN

16'5" x 12'9" (5.02m x 3.91m)

A generously sized kitchen with eye and waist level wood units, roll-top worksurface, inset double stainless steel sink unit with swan neck mixer tap. Neff five-ring induction hob with extractor fan over, built-in electric oven and grill. Space for fridge/freezer, space and plumbing for dishwasher. Tiled floor, part-tiled walls, beamed ceiling. Radiator. Four steps leading down to the dining room. Door to the:-

SITTING ROOM

20'7" x 12'0" (6.28m x 3.66m)

Forming part of the original cottage, believed to date back as early as the 16th century, enjoying a southerly aspect with three sash windows fitted with timber shutters, two of which boasting built-in window seats that overlook the front garden. Additional internal glazed window through to the conservatory. Stone inglenook fireplace housing cast iron wood-burning stove. Beamed ceiling, two radiators, built-in shelving.

DINING ROOM

14'7" x 13'6" (4.45m x 4.14m)

Measurements include stair recess. A delightful dual aspect dining room with large window to the rear and glazed double doors opening into the conservatory, with further internal glazed window to side. Radiator, door to the study. Central ceiling light. Door and stairs leading to the first floor. Hatch in floor with steps down to height-restricted wine cellar.

STUDY

14'7" x 8'7" (4.45m x 2.62m)

A triple aspect room with fireplace, currently housing an LPG gas fired living flame fire, with tiled surround and hearth. Windows to front, side and rear aspects, built-in cupboards with shelving above, radiator.

CONSERVATORY

24'2" x 9'11" (7.38m x 3.04m)

A large, beautifully appointed timber conservatory, positioned on the east side of the building and accessed from the dining room. Glazed windows to front and side aspects with glazed panel roof. Terracotta tiled flooring, two steps leading to a double door, opening onto the garden. The conservatory roof extends beyond the conservatory, to cover a patio area, with door to outside WC.

OUTSIDE WC

8'0" x 4'10" (2.44m x 1.48m)

Low level flush WC, wash hand basin, radiator, glazed window to rear aspect.

FIRST FLOOR

LANDING

Access to three large bedrooms, all with en-suite facilities. Large airing cupboard housing hot water tank with shelving above.

BEDROOM ONE (DAISY ROOM)

14'7" x 11'5" (4.45m x 3.48m)

The 'daisy' room provides its own corridor, with wall-mounted radiator and glazed window overlooking the garden. A lovely light triple aspect room, overlooking the woodland behind and easterly facing gardens to the front. Built-in wardrobes with cupboard above, two radiators.

EN-SUITE BATHROOM

8'10" x 8'0" (2.70m x 2.45m)

A fully tiled four-piece suite comprising bath with shower over, vanity unit housing wash hand basin, concealed cistern WC, and bidet. Heated towel rail and radiator. Glazed window to rear aspect, Velux window above.

BEDROOM TWO (HONEYSUCKLE ROOM)

13'11" x 11'2" (4.25m x 3.41m)

A second large double bedroom with its own en-suite facility, immediately adjacent. Windows with shutters to both the front and side aspects, loft hatch, radiator. Built-in cupboard with shelving.

EN-SUITE SHOWER ROOM

8'5" x 6'1" (2.57m x 1.87m)

A four-piece suite comprising walk-in shower cubicle, fully tiled with glass shower screen, concealed cistern WC, bidet, and vanity unit housing wash hand basin. Tiled floor, part-tiled walls, obscure glazed window to front aspect. Radiator.

BEDROOM THREE

12'0" x 11'5" (3.67m x 3.48m)

Offering its own corridor with doors to en-suite shower room and main bedroom. A dual aspect room with windows with shutters, boasting views to the front, overlooking the easterly-facing lawned garden. Built-in wardrobes, radiator, loft hatch.

EN-SUITE SHOWER ROOM

8'8" x 7'1" (2.66m x 2.17m)

A four-piece suite comprising shower cubicle housing boiler-fed shower with glazed sliding door, concealed cistern WC, bidet and vanity unit housing wash hand basin. Part-tiled walls, tiled flooring, obscure glazed sash window to front aspect. Heated towel rail.

THE EXTERIOR

'Blowing House Cottage' is accessed via a white picket gate, giving access to a private vehicular lane and footpath, owned by the National Trust and serving no other properties. The gardens are a real feature of 'Blowing House Cottage'. The extensive lawn wraps around the property and is bordered by low stone walls with large beautifully mature shrubs and trees, within the garden is a good sized greenhouse, hexagonal timber summerhouse and pergola. The idyllic grounds of the cottage are completely surrounded by the National Trust's Godolphin Estate and its beautiful woodland. Within the garden boundary is the original 16th century Blowing House.

THE BLOWING HOUSE

10'10" x 10'4" (3.32m x 3.15m)

'The Blowing House' is a lovely feature of the cottage and garden, having been maintained in good order, sitting proudly in the garden is this Grade I Listed 16th century former blowing house, believed to be the only standing blowing house in Cornwall. When in use, the opening on the north gable received the bellows, run by a small water wheel to fire the charcoal furnace to melt the tin ore into a large granite mould which can be seen on the ground opposite the building. 'The Blowing House' has recently been reroofed with scantle slate. The slates being attached with hardwood pegs, onto wooden slats. The space between the slats have been torched 'with a lime wash'.

BLOCK-BUILT SHED

14'0" x 9'1" (4.27m x 2.79m)

Located to the side of the house, currently housing the oil tank. Power and light connected.

PARKING

An area of parking is designated in front of the stone-built two storey garage.

GARAGE/WORKSHOP

16'10" x 13'5" (5.14m x 4.11m)

A large two storey detached outbuilding, block-built, stone-faced and situated opposite the cottage. The ground floor has an electric garage door, power and light. To the rear, stairs lead to the first floor and a door leads to the:-

STORE ROOM

10'8" x 5'4" (3.26m x 1.64m)

GARAGE WORKSHOP FIRST FLOOR

22'0 x 8'3 (6.71m x 2.51m)

An ideal workshop space with power and light, not currently connected, eaves storage and two Velux windows. Stable door set within one gable end.

WOODLAND

Adjacent to the garage/workshop, a further white picket fence gives access to an additional woodland garden area, owned by the National Trust and currently leased to the present owners of 'Blowing House Cottage' at a cost of £59 per annum. This delightful and secluded area of woodland could be available to prospective purchasers to take over on a similar lease agreement, subject to consent from the National Trust.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected to the property. Private septic tank drainage. Oil fired central heating.

COUNCIL TAX

Band F - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

On entering the village of Godolphin Cross from the Helston direction, proceed through the village over the crossroads, passing the chapel on the left-hand side. As you exit the village in the direction of 'Godolphin House' passing the national speed limit signs, continue for approximately half a mile where a small lay-by and white picket gate will be found on the right-hand side. Proceed into the lane through the gate, where 'Blowing House Cottage' will be found on the left-hand side with parking available directly opposite in front of the detached garage.



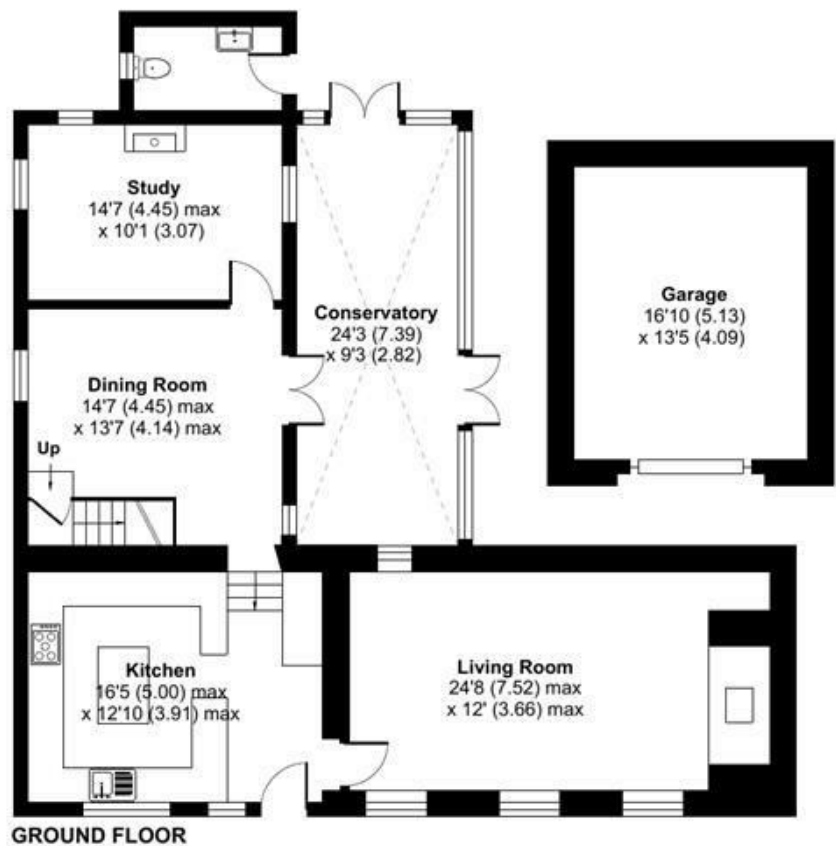
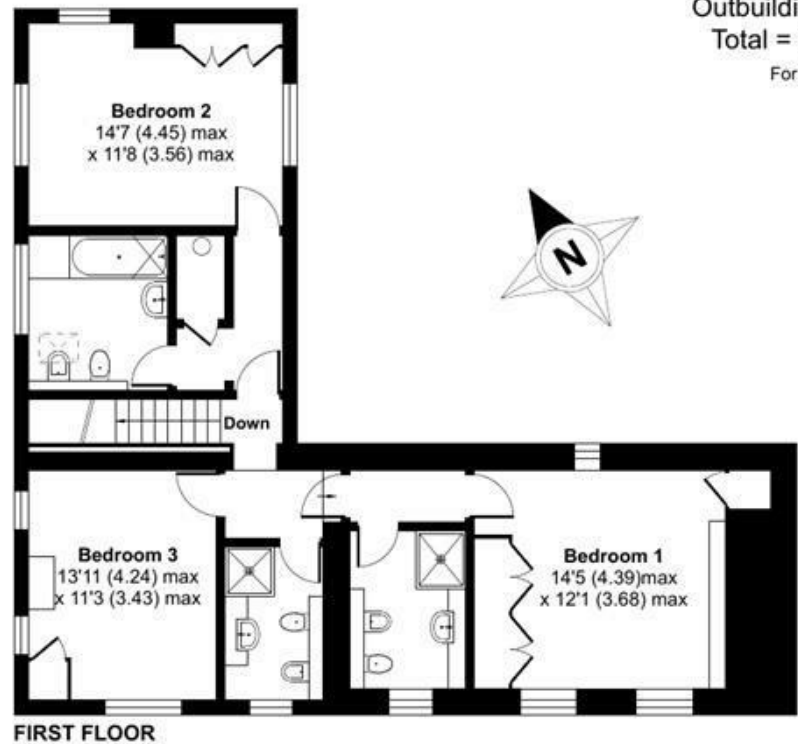
Godolphin Cross, Helston, TR13

Approximate Area = 2327 sq ft / 216 sq m (includes garage)

Outbuilding = 41 sq ft / 4 sq m

Total = 2368 sq ft / 220 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Laskowski & Company. REF: 899672