

CARE & COMPANY

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Little Antron Farmhouse, Sithney, Helston TR13 0RJ

Impressive four bedroom detached farmhouse with a one bedroom annexe, useful outbuilding and approximately three acres of land one mile from Porthleven.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

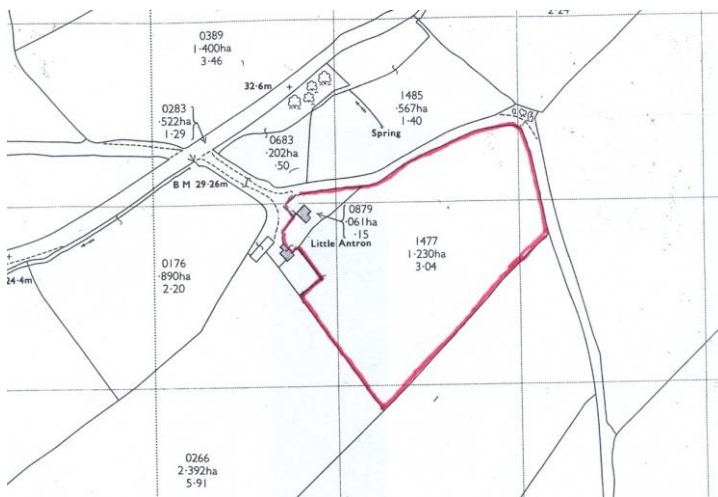
Little Antron, Sithney, Helston TR13 0RJ

Little Antron Farmhouse enjoys a rural environment being located between Helston and Porthleven, with direct access onto a Public Bridleway.

The house is a detached natural stone fronted traditional farmhouse which has been extended to the rear to offer spacious four bedroom family accommodation with a one bedroom annexe on the ground floor. Having been modernised throughout some original features have been retained including an inglenook fireplace and open beam ceilings. All windows and doors are upvc double glazed and central heating is provided from a Ronte electric radiator system. To the rear of the main dwelling is a useful timber frame store with further potential subject to obtaining any necessary planning consent.

The land in all extends to approximately three acres and lies to the eastern side of the dwelling and is gently sloping. Adjoining the northern side of the field is a Public Bridleway and footpath which leads to a network of paths and byroads.

The popular village of Porthleven is approximately one mile to the south with a range of harbourside shops and restaurants etc. Helston town lies some two miles to the east and has a good range of everyday shopping facilities together with banks, a selection of supermarkets and senior schooling. There is a choice of junior schooling in the area at Breage, Porthleven and Helston.



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The Accommodation Comprises:-

Spacious entrance hall with upvc door and turned staircase to the first floor, built in storage cupboard, radiator.

Lounge (6.8mx3.4m)

With inglenook fireplace containing Villager wood burning stove, feature exposed stone walls, open beamed ceiling, two radiators and door giving access to the front garden.



Kitchen (3.4mx2.8)

With inset single drainer stainless steel sink unit, fitted floor and wall cupboard units on two sides, radiator, built in storage cupboard, plumbing for dishwasher.

Utility/Rear Entrance (2.8mx2m max.)

With door to rear garden, plumbing for automatic washing machine and worktop surface.

First Floor –

Spacious Landing

With loft access and large built in storage cupboard.

Bedroom (4.4mx3.6m)

Enjoying rural views, radiator, leading off -

Bedroom Two (3.6mx2.3m)

With radiator.

Bedroom Three (3.4mx3m)

With radiator.

Bedroom Four (4.4mx2.7m)

With radiator.

Bathroom

With modern panel bath with shower over, pedestal wash basin, low level wc and radiator.

Ground Floor Annexe

Entrance Hallway

With built in cupboard.

Kitchen/Living Room (4.4mx2.7m)

The kitchen area is fitted with floor cupboard units with worksurfaces over, sink unit, wall cupboards, plumbing for automatic washing machine.

Bedroom (3.4mx3m)

With radiator.

Bathroom

With modern panel bath and shower over, low level wc, pedestal wash basin and part tiled walls.

Outside



Timber Frame Outbuilding (15.5mx7.3m average).

Open fronted building currently used as storage.



To the front of the property and on the southern side is a formal garden area laid to lawn with pathways giving access to one side of the property, to the other side is parking and turning for several vehicles.

The Land

The land in all extends to approximately 3 acres and is in one main enclosure to the eastern side of the dwelling with direct access onto a public bridleway.

Services – Mains Water and Electricity, Private Drainage.

**Council Tax Band D for the farmhouse.
Council Tax Band A for the annexe.**

Price –OIRO £675,000

Viewing Strictly by appointment only with the Vendors Sole Agent.

**Care & Company 01326 565956
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Date of Instruction: 9 September 2021

Date of Photographs: 9 September 2021

Agents Notes:

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No Survey has been carried out on any part of the property, or any testing of services, appliances or specific fittings or equipment by the selling agents.

Awaiting EPC

