



Little Garlindna,
Medlyn Moor, Porkellis

LODGE & THOMAS
ESTABLISHED 1892

Little Gardlina, Medlyn Moor, Porkellis, Cornwall TR13 0LF

Guide Price - £725,000 Freehold

- Detached three-bedroom period property
- Traditional stone barn with potential for conversion, subject to planning
- Modern portal frame agricultural shed
- 2.5 acres of grounds or thereabouts
- Rural position betwixt Falmouth & Helston

A period detached farmhouse set in a rural position within easy reach of Helston and Falmouth, with a number of useable outbuildings, some offering alternative uses subject to planning. Set in grounds extending in all to approximately 2.5 acres, in an area renowned for its excellent outlying.

The Property

A period home constructed circa 1911 which has been in the same ownership for the last 40 years, comprising a detached traditional constructed stone and granite dwelling, with a brick lobby, under a pitched slate roof.

Providing well-presented accommodation to include entrance lobby, leading through to a dual aspect kitchen/breakfast room with an oil-fired Alpha Range (cooking hot water and heating) range of floor mounted with inset stainless-steel sink. Dual aspect lounge with a feature fireplace with granite lintel housing woodburning stove, fully fitted bathroom. Turning stairwell to landing, doors off to three double bedrooms, one with fitted wardrobes.

In a private position, surrounded by farmland, views are enjoyed over the adjoining farmland and countryside beyond.





Outside

The property is approached off a byway, on to a private driveway leading to a level yard area, providing ample parking and turning for vehicles.

Paved terrace to the front and side of the house leading onto a relatively level lawn surrounding the property to three sides.

Complementing the property, a number of useful outbuildings include a former cows house of traditional stone construction under partly new pitched roof with a WC and shower and hot tub. Subject to planning, an excellent opportunity for conversion to another residence, holiday let or annexe.

Portal frame agricultural shed with timber clad elevations under a pitch corrugated roof with solar panels fitted. Pedestrian courtesy door, sliding vehicle entrance doors.

Tradition stone garage with store to rear. Log store and Greenhouse.

The Land

The property extends in all to 2.5 acre or thereabouts , of which there are two enclosures, laid to pasture and would be suitable for agricultural, horticultural or equestrian grazing.





EPC: E Council Tax Band: C

Services

Mains electric, mains water, private drainage, oiled fired heating. Solar panels (3.8kw) fitted to barn roof with approximately 12 years remaining on the FIT of 21.5 per kw. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

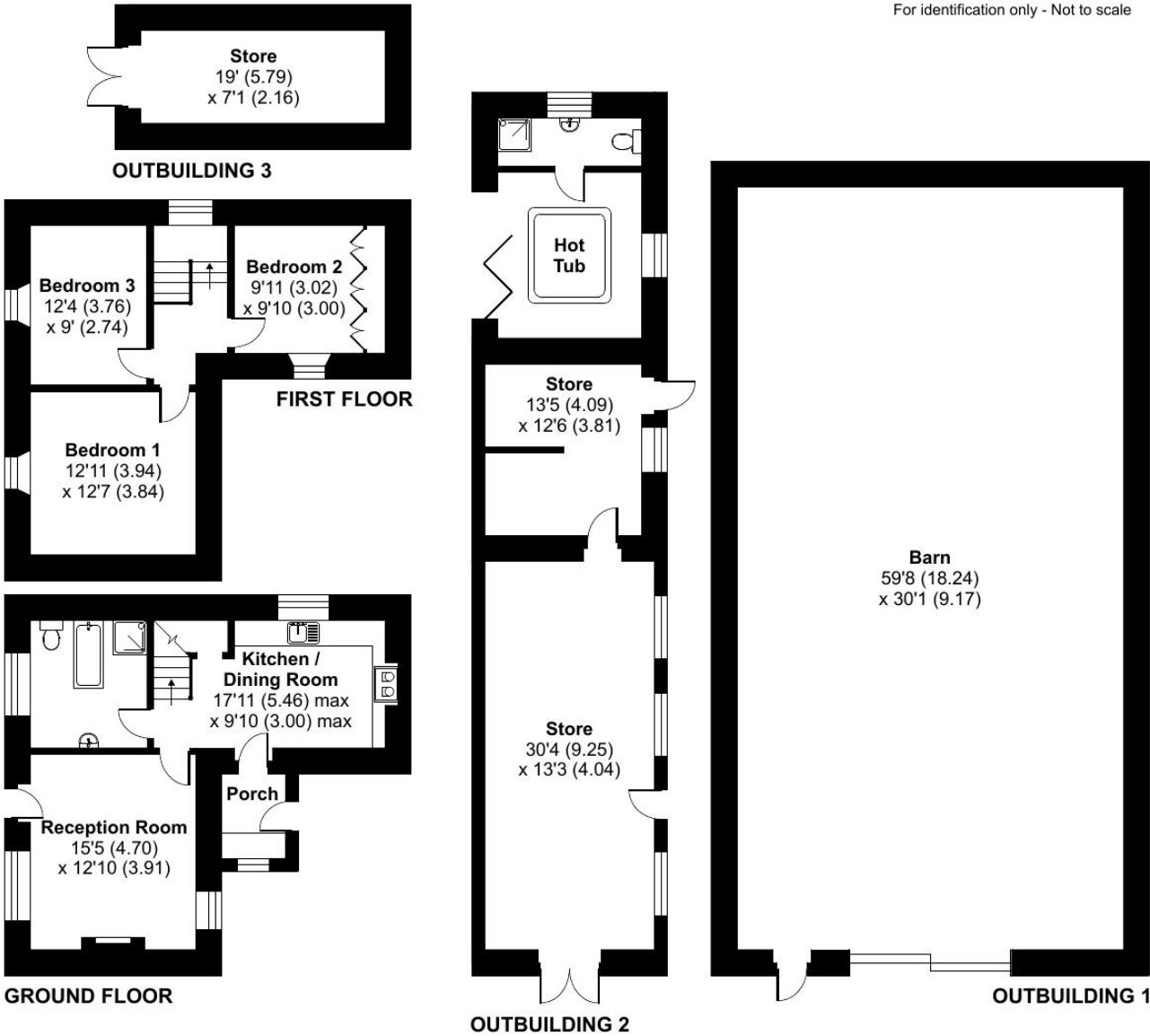
Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Approximate Area = 1032 sq ft / 95.9 sq m
Outbuilding(s) = 2747 sq ft / 255.2 sq m
Total = 3779 sq ft / 351.1 sq m

For identification only - Not to scale



Location

The property lies approximately 5 miles from the old market town of Helston just off the A394, Helston to Falmouth road. The old market town of Helston, famed for its Flurry Dance, provides a selection of services and facilities for every day requirements along with senior and junior schools. The larger harbour town of Falmouth and Penryn provides a wider range of services and facilities along with access to the sheltered sailing waters of the Carrick Roads and also the Exeter University Tremough Campus at Penryn.

For the equestrian enthusiasts, there is direct riding onto the adjoining byway leading to numerous quiet country lanes and bridle paths in the area. The Lizard Peninsula, an Area of Outstanding Natural Beauty, accessed to the south of Helston, provides numerous coastal walks and scenic beaches along with surfing opportunities as well.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722
email: property@lodgeandthomas.co.uk

Directions

On leaving Penryn on the A394 towards Helston, drive through the villages of Longdowns, Rame, Edgcumbe and after Edgcumbe proceed down the hill and just after the layby on the right, onto the byway. Proceed up the byway without deviation for approximately 0.3 mile and the driveway to the property will be found on your left.



Not to scale. For indicative purposes only.

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Chartered Surveyors
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