



Polladras Farmhouse & Cottage,
Polladras, Breage, Helston

Polladras Farmhouse & Cottage,

Polladras, Breage, Helston, Cornwall TR13 9NS

Guide Price - £450,000 Freehold

- Two traditional character homes for improvement
- 6 bedrooms, 2 bathrooms and 5 receptions in total
- Gardens, a ½ acre paddock and other land
- 2 garages and various small outbuildings
- Vacant possession

A pair of cottages offering an opportunity to create either one flexible 6 bedroom family home or two homes for multi-generational living or letting, together with gardens, a ½ acre paddock to the front and other land to the side, all within lovely semi-rural surroundings.



The Property

A former farmhouse together with attached farm cottage, both of which would benefit from general updating.

The farmhouse has 3 bedrooms and 2 receptions, whilst the cottage provides 3 bedroom and 3 receptions. Each has a kitchen and either a bathroom or a shower room.

The cottage is mainly uPVC double glazed, whilst the house has some uPVC double glazing and a conservatory.

The two properties would be ideal for those with extended families who want to live together but independently, yet they might equally convert to one adaptable family home.

Outside there are a pair of garages, together with a stone built workshop/store and another garden store.

Extending to the front of both cottages are enclosed gardens with a sunny southerly aspect and a useful greenhouse, beyond which is a level ½ acre grass paddock with tree-lined hedge boundaries suitable for a variety of uses including keeping poultry and small livestock, vegetable growing etc, together with a small parcel of land to the side.

The Farmhouse



The Cottage



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EPC Farmhouse - F. Cottage - G

Council Tax Band Farmhouse - A. Cottage - A

Services

Mains electric and water. Private drainage. 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

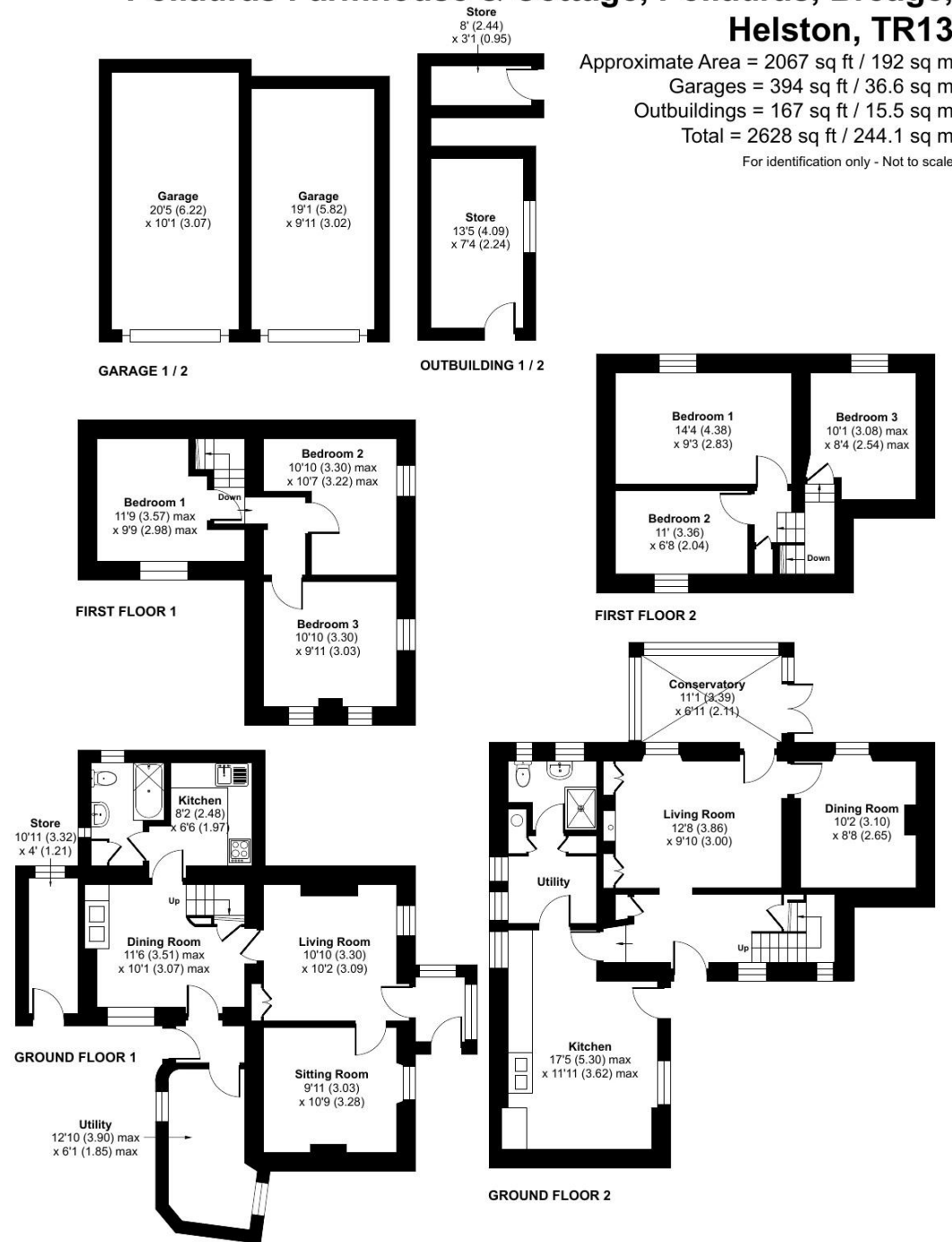
The sale will be subject to and with the benefit of all wayleaves and easements.

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.

Agent's Note

The vendor will be retaining the adjoining barns and land, which may be considered for future residential conversion or redevelopment. The sale will therefore be subject to reasonable covenants and reservations designed to protect the future use and development potential of the retained land, with further details available upon request.



Location

The semi-rural hamlet of Polladras lies just outside the village of Breage, which itself is about 3 miles to the west of Helston. Situated at the heart of the village is a beautiful church, a pub, a small shop and a village hall. Helston provides a much larger range of shopping, schooling and health amenities, whilst to the west on the A30 is the historic port of Penzance about 13 miles away. The location is ideal for countryside walks and exploring the coastal beaches and ports such as Praa Sands, Rinsey, Perranuthnoe and Porthleven.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From Helston head west on the A394 towards Penzance. Upon entering Breage turn right onto Shoot Hill and past the church to your left. At the junction turn left and follow the road north out of the village to Carleen. Turn right after the Carleen village hall, continue through the first cross roads to the second crossroads and proceed straight ahead. Follow the road where the property for sale will be found a short way along on the right hand side identified by a Lodge & Thomas for sale board.

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LODGE & THOMAS

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