



Riverside,
Porkellis, Helston

LODGE & THOMAS

ESTABLISHED 1892

Riverside, Medlyn Moor, Porkellis, Helston, TR13 0LF

Guide Price - £450,000 Freehold

- Cottage for improvement
- Huge potential
- Two storey barn
- Large timber workshop/car port
- 4.67 acres

A modest but totally unspoilt cottage together with a two-storey barn, large workshop/car port and other outhouses in a quiet position on the outskirts of Porkellis. All set within wonderful gardens and grounds extending to 4.67 acres or thereabouts. In need of improvement but with huge potential (subject to consent).

The Property

Riverside has been in the same ownership for almost 40 years and has been a much cherished family home during this time. It is offered to the market totally unspoilt but now warrants improvement and has huge potential for extension (subject to consent). Attached to the cottage is a two storey barn and single storey outhouses, some or all of which could be converted to offer further living space or even ancillary accommodation (subject to consent) if required.

The cottage is full of character and despite having open beamed ceilings the ceiling height is generous and large windows afford plenty of natural light. The accommodation comprises entrance porch, dining room - with range for domestic hot water and providing background heat – sitting room with open fire, kitchen, bathroom, utility and side porch to the ground floor with two double bedrooms to the first floor.





The gardens and grounds are mature and well established and border a stream along the southern boundary, whilst the other boundaries are marked by Cornish walls and hedging. The gardens to the front are level and offer a greenhouse, polytunnel and sheds as well as plenty of space for children and pets to play. The paddock to the west is sloping whilst the northern paddock is fairly level in topography. There are several copses of trees, the most notable being a belt of mature Christmas trees which were planted when our clients first moved to Riverside. The whole site extends to 4.67 acres or thereabouts.

There is ample parking and turning space and there is also a large timber workshop/car port (two parts of which have a concrete base in situ) offering a variety of uses.

EPC G Council Tax Band C

Services

Mains electricity. Private water (spring with pump) and drainage. Oil fired range for domestic hot water. 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. Two public footpaths (as indicated on the plan in pink) cross the property but we understand these to be seldom used.

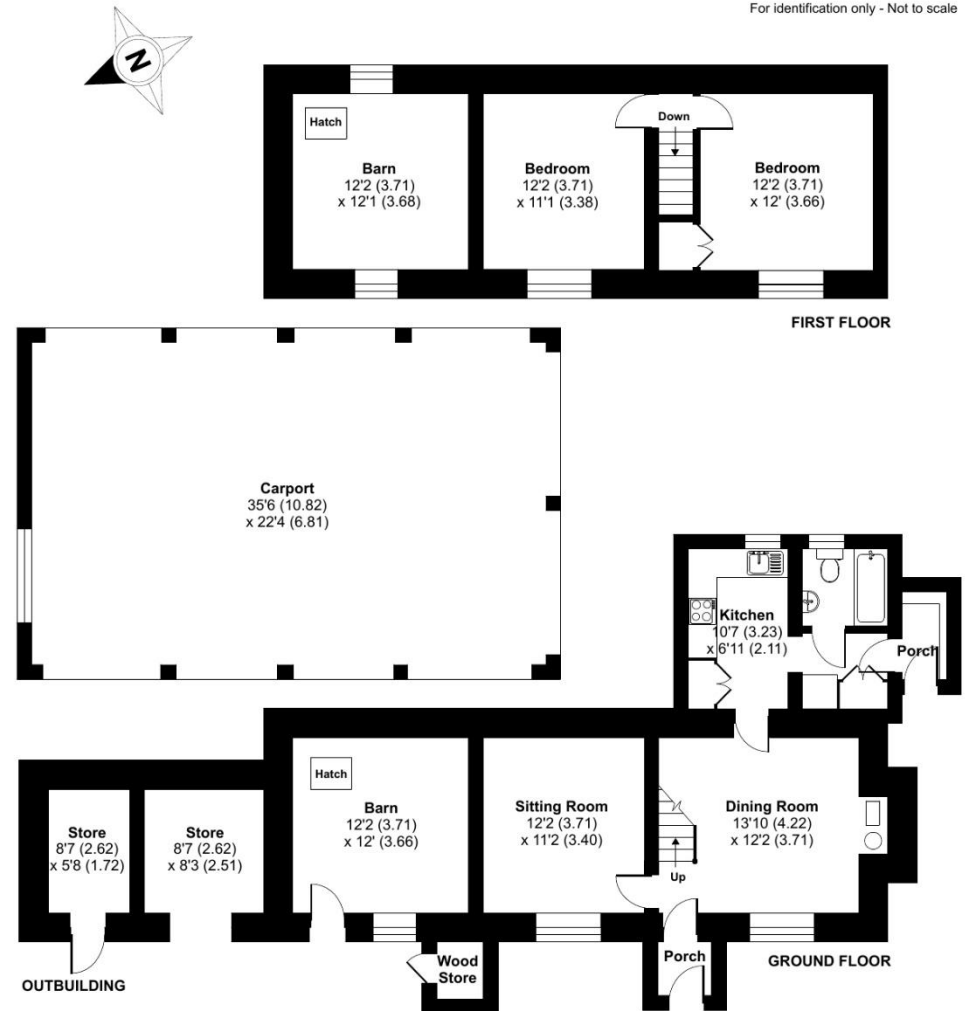
Particulars & Plan

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.

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Approximate Area = 1299 sq ft / 120.6 sq m (excludes carport)
 Wood Store = 12 sq ft / 1.1 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1439 sq ft / 133.6 sq m

For identification only - Not to scale



Location

The property enjoys a very quiet position with no passing traffic, being approached along a byway on the outskirts of Porkellis and yet within only half a mile of the A394 allowing easy access to Truro, Falmouth and to Helston. Porkellis offers a public house and nearby Rame offers a post office and convenience store whilst Truro, Falmouth and Helston – 13, 9 and 6 miles distant respectively - all offer a wide range of every day amenities and facilities including schooling, hospitals and high streets with a selection of independent businesses as well as national multiples, and Truro boasts a mainline railway link to London (Paddington).

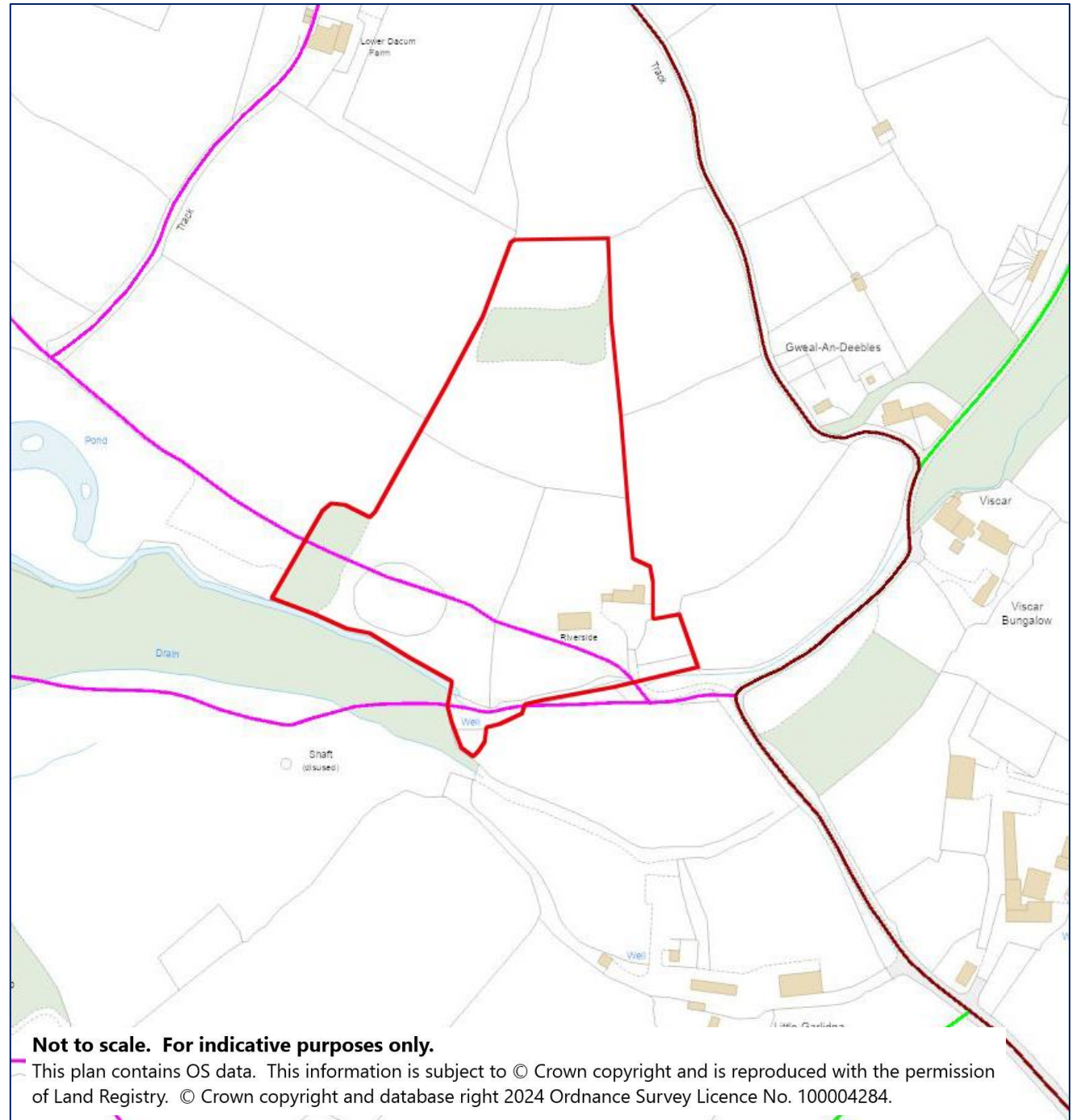
Viewing

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

Directions

Proceeding in a westerly direction along the A394 continue through Edgecumbe and approximately a quarter of a mile after bypassing the large layby on the left turn right into the Public Byway. Follow this road as it bears sharply right and then as it bears left follow it to the bottom of the hill. The nameplate marking the entrance to Riverside will be found on the left hand side as the road forks.

What3words///bordering.ordinary.elephant





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