

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Lanner Vean Sithney, Helston TR13 0RQ

Offered for sale by Public Auction
(unless sold previously)

The auction is to be held at 12 noon Thursday 9th April
at The Angel Hotel, Helston, TR13 8EB

Detached five bedroom Grade 2 listed farmhouse in need of
renovation with surrounding gardens, approximately 2.5 acres and
stone outbuildings with potential.

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

Tel: 01326 565956

Lanner Vean, Sithney, Helston TR13 0RQ

The property is a detached stone built former farm house with a natural slate roof offering five bedroom accommodation. There are garden areas surrounding the property and a small range of traditional stone buildings and an adjoining field extending to approximately 2.5 acres.

The property is located in a tranquil rural setting approximately one and a half miles from Helston town and one mile from the harbourside village of Porthleven. Helston offers a range of shopping facilities, choice of supermarkets and both senior and junior schooling. The thriving village of Porthleven has a good range of everyday facilities surrounding the harbor together with a good range of restaurants, public houses and junior schooling.

The property currently offers very basic accommodation and is in need of renovation and modernization. There are stone constructed outbuildings to the north and east of the main house which have considerable potential for development subject to obtaining any necessary planning consent.



The Accommodation comprises (all dimensions approximate) -

Entrance Hall

With slate slab flooring and stairs to first floor,

Lounge 4.2m x 3.9m

With slate tiled fireplace.

Dining Room 4.3m x 2.75m

With fireplace and door to –

Breakfast Room 4m x 3.5m

With fireplace and storage cupboard, slate slab floor and open beamed ceiling, leading off –

Utility Room 2m x 1.7m

With single drainer stainless steel sink unit.

Kitchen 2.9m x 3.6m

With double drainer stainless steel sink unit, fitted floor cupboards.

First floor landing

Bedroom One 2.7m x 2.7

With sealed fireplace.

Bedroom Two 4.1m x 3.5m

With sealed fireplace, built in cupboard and views over open countryside.

Bedroom Three 4.1m x 2.2m

With views over open countryside.

Bedroom Four 3.5m x 3.9m

With views over open countryside.

Bedroom Five 3.2m x 2.3m

With built in airing cupboard.

Bathroom

With low level wc, bath and wash basin.

OUTSIDE –

There are generous garden areas surrounding the property with an adjoining field extending to approximately 2.5 acres.

OUTBUILDINGS –

Former Garage/Store Approx. 30ft x 12ft

Located to the northern side of the main dwelling.

Former Piggery 30ft x 10ft

Former Stock Building 22ft x 12ft



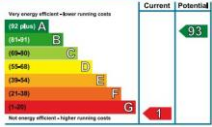
Services - Mains water, electricity and private drainage.

Council tax –F

Tenure - Freehold with vacant possession.

PRICE GUIDE - £400,000

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Vendors solicitors – Fao Paula Dunkley, **HINE DOWNING SOLICITORS**

8-14 Berkeley Vale, Falmouth TR11 3PH 01326 316 655

An auction pack will be available from the auctioneers office and can be forwarded free of charge by email.

Auctioneers –

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EW

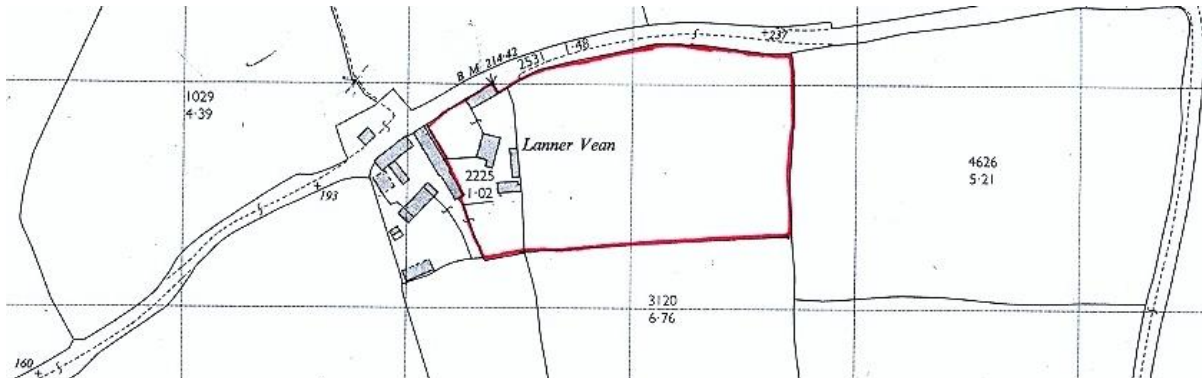
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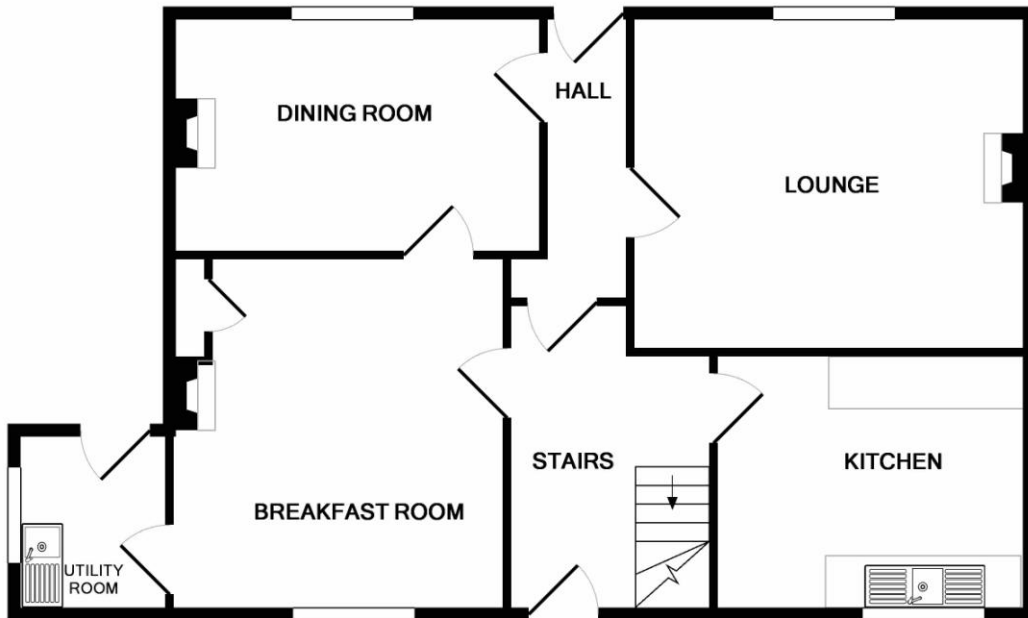
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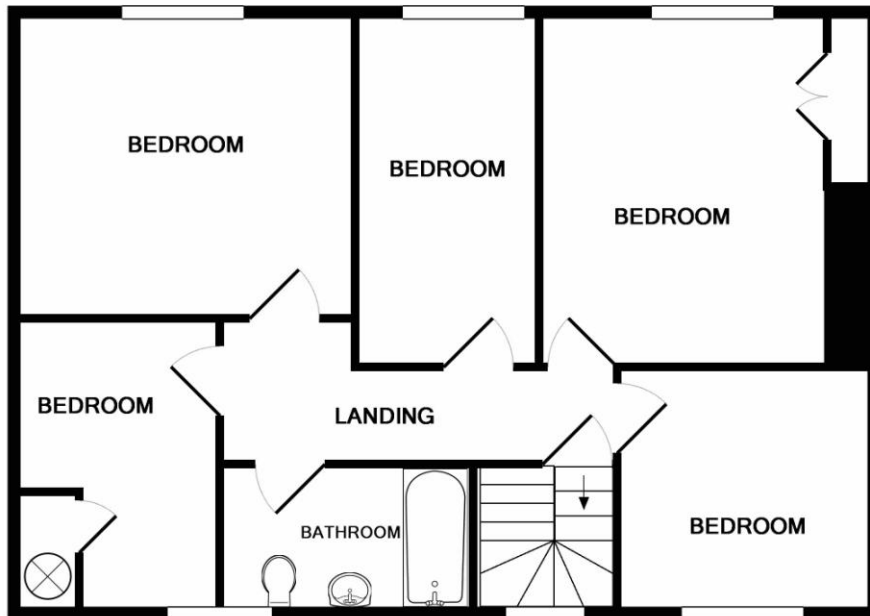
Date of Instruction: 22 January 2020 Date of Photographs: 22 January 2020

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GROUND FLOOR
 APPROX. FLOOR
 AREA 780 SQ.FT.
 (72.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 727 SQ.FT.
 (67.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1507 SQ.FT. (140.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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