



Cross Barn

Godolphin Cross



Cross Barn, Herland Road, Godolphin Cross, Helston, TR13 9RD

Located within a quiet village, moments from the historic Godolphin House and within a short drive of Helston and Porthleven, this discreetly situated and hugely characterful home is remarkably spacious, bespoke and a genuine surprise with beautifully appointed accommodation complemented by level and enclosed gardens – the perfect base from which to enjoy the very best of west and south Cornwall.

Distances

Godolphin House & Gardens (National Trust) – 0.7; Praa Sands – 3.5; Porthleven – 4.5; Helston – 5; Prussia Cove – 5.5; Perranuthnoe – 5.5; St Erth (mainline rail) – 6; Marazion – 6.5; Gwithian – 8; Carbis Bay – 8.5; St Ives – 9.5; Penzance – 10; Falmouth – 19; Truro – 23; Cornwall Airport – 36.5

(All distances are approximate and in miles)



The location

Cross Barn occupies a discrete position on the edge of the quiet rural village of Godolphin Cross and is within a few miles of some of southwest Cornwall's most beautiful beaches and coastal destinations including Porthleven, Praa Sands, Prussia Cove, Poldhu, Mount's Bay, St Ives and Carbis Bay. Within walking distance is the National Trust-owned Godolphin House, dating from the 1400s and set within grounds of over 500 acres.

This area of Cornwall is steeped in history and natural beauty. To the south, The Lizard Peninsula is defined by its small fishing villages, open countryside and the timeless Helford, one of Cornwall's best sailing rivers. To the west, Mount's Bay is dominated by St Michael's Mount before leading around Penzance to the fishing port of Newlyn and pretty Mousehole. Beyond, the far west juts defiantly into the Atlantic; this area of Cornwall has for generations attracted and inspired many celebrated artists and writers. To the north, and just eight miles away, one of Cornwall's finest expanses of sand, Gwithian, awaits with endless galleries and eateries to explore in nearby St Ives and Carbis Bay.

Penzance, 10 miles away, provides a mainline railway line to London Paddington and a ferry service to the stunningly beautiful Isles of Scilly. Cornwall Airport (near Mawgan Porth) is about 36 miles away and provides regular flights to London and many other UK and European destinations.



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The property

- Spacious and high quality barn conversion, originally built in 1900
- Enjoying good privacy and a discrete setting
- Wonderfully sociable living areas with the three reception rooms linking together, perfect for entertaining and family get-togethers
- Entrance porch / boot room with modern stable door, vaulted ceiling, window seat, electric radiator and tiled floor
- Double aspect living room defined by exposed beams and a woodburner set within a traditional fireplace with oak lintel. This is an exceptional living space, full of character and style, with French doors to the garden on one side and linking into the garden room / conservatory on the other
- Garden room / conservatory with access to the part-walled garden and bi-fold doors to the kitchen, ensuring this area serves as the link between the living room and kitchen
- Charming kitchen / breakfast room with AGA (double oven), shaker-style units, tiled floor and granite tops. Double aspect with garden outlook and direct communication with the conservatory / garden room. Two Belfast sinks. Appliances by separate negotiation
- Fully tiled boutique WC
- Walk-through boiler room
- Ground floor double bedroom / study
- Hand-crafted reclaimed parquet flooring throughout the landing and all bedrooms
- Beautifully spacious split level master bedroom with dressing area, fitted



wardrobe, countryside views and an exceptional boutique en suite shower room with brushed gold fittings

- Spacious double aspect guest bedroom with countryside views and fitted wardrobe
- Third double bedroom with countryside views and fitted wardrobe
- Luxurious boutique bathroom with free-standing roll top bath, separate shower, vintage style Burlington basin and countryside views
- Walk-in storage room with two Velux windows

Garden, garage and outbuildings

- Part-walled garden enjoying a south-westerly aspect with lawn, terrace, raised beds and stone paths
- Variety of flowering plants and shrubs including camelia, hydrangea, wisteria and daffodils
- Stone / granite log store with replacement roof
- Derelict original piggery (providing potential as an outdoor kitchen / pizza oven)
- Gate to front garden with lawn, high hedging and gate to front path (to corner of Herland Road)
- Long driveway and forecourt providing parking for at least five cars
- Detached double garage with pitched roof, loft storage, inspection pit, electric door, light and power. Adjacent hardstanding with veg boxes



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Main House = 2318 sq ft / 215.3 sq m

Total = 2818 sq ft / 261.8 sq m (includes garage & excludes outbuilding)

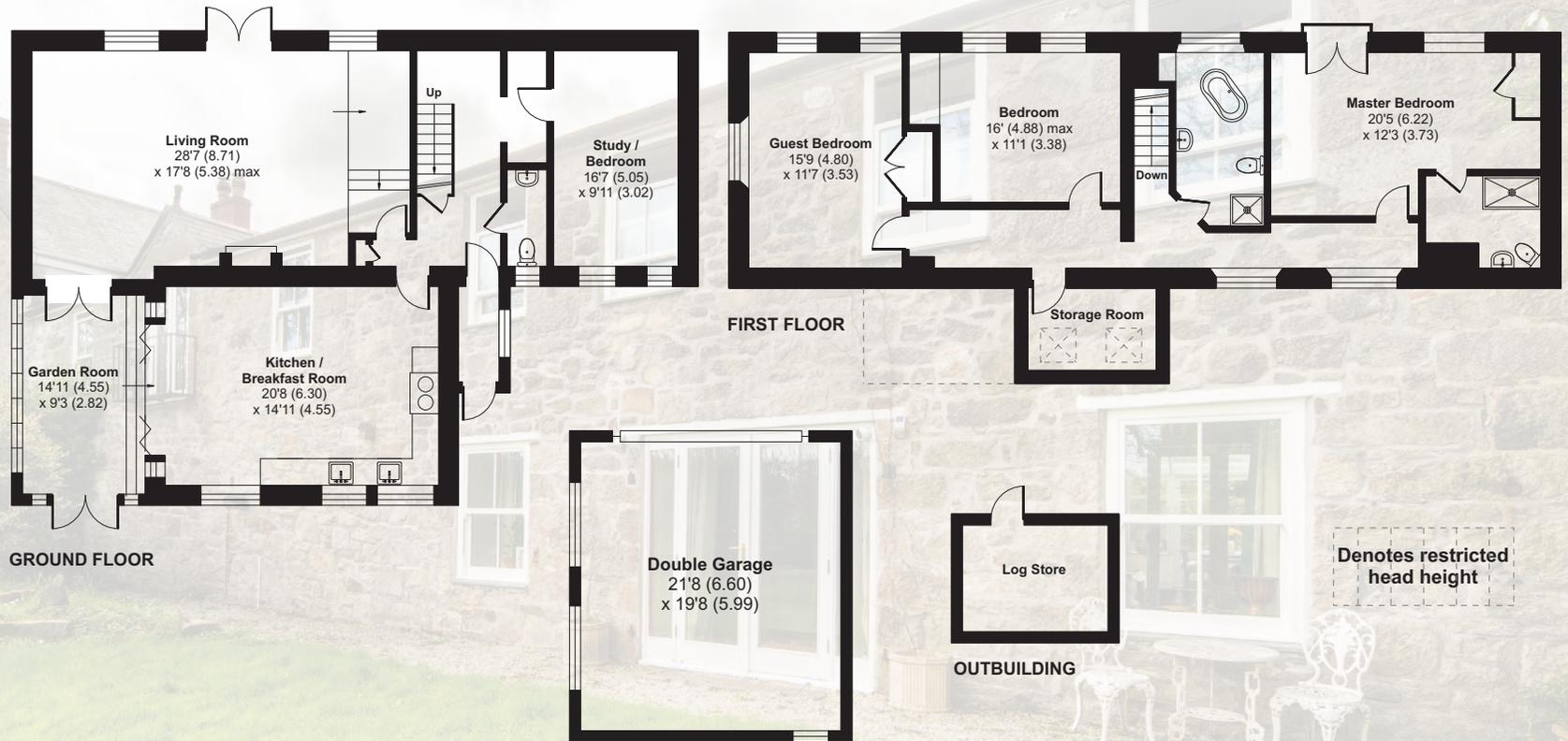
Limited Use Area(s) = 74 sq ft / 6.8 sq m

For identification only - Not to scale



Directions

From Helston heading west, continue along the A394 in the direction of Penzance. Stay on this road and climb the hill before turning right (at Chris Nicholls Motors) following signs to St Ives and Godolphin. Continue along the B3302, ignoring the first sign you see for Carleen and Godolphin. Continue until the next left hand turning to Godolphin. Upon entering the village, turn right as if heading towards Godolphin House. After a short distance, turn left into Herland Road. The driveway to Cross Barn is on the right hand side.



What 3 Words

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Services, tenure and general information

Freehold. Mains electricity and water with private drainage. Oil-fired central heating. Broadband: Superfast Fibre is available (<https://www.openreach.com/fibre-checker/my-products>).

Part of the property (the master bedroom) forms a small area of flying freehold over the neighbouring property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Shore Partnership Limited. REF: 960045

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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www.shorepartnership.com

contact@shorepartnership.com | 01872 484484