



**For Identification Only**

**Netley Barn Boswin, Porkellis, TR13 0HS**

£495,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Netley Barn Boswin

- EXCITING OPPORTUNITY TO CONVERT TWO REDUNDANT & ONE FORMER STONE BARN WITH EXTANT PLANNING PERMISSION
- DELIGHTFUL RURAL HAMLET OF BOSWIN
- EXISTING ONE BEDROOM BARN CONVERSION
- FEATURE VAULTED CEILINGS, BEAMS & SLATE FLOORING
- LOUNGE ENJOYING PICTURESQUE COUNTRYSIDE VIEW
- THE PLOT IS CIRCA ONE ACRE
- DOUBLE GARAGE & AMPLE PARKING
- FREEHOLD
- COUNCIL TAX C
- EPC E48

An exciting opportunity to convert two redundant and one former stone barn into a three bedroom dwelling, situated within garden & grounds approaching an acre and located in the delightful rural hamlet of Boswin.

Netley Barn is a handsome one bedroom bespoke barn conversion that is thoughtfully conceived, flooded with natural light and tastefully presented throughout. The barn offers a welcome blend of character features that include vaulted ceilings, exposed beams and slate flooring.

Modern practicalities are effortlessly catered for with a contemporary fitted kitchen with striking granite working top surfaces, a breakfast bar and a stylish wood burning stove for those cosy nights beside the fire. The lounge windows frame the country outlook which extends beyond the generous grounds to the rural backdrop and Black Rock in the distance.

The shower room is well equipped and beautifully presented whilst the master bedroom has an attractive part vaulted ceiling.

Outside the garden and grounds slope gently in a westerly direction enjoying a sunny outlook and providing real scope for those wishing to embrace this lifestyle opportunity and grow produce and vegetables on their pathway towards greater self sufficiency. A large loose chipped patio and barbecue area would seem the ideal place in which to sit and relax and enjoy socialising and family barbecues during warmer months.

The double garage contains a handy utility area on the ground floor with the potential to adapt this and the boarded loft area to provide alternative uses or accommodation, subject to any necessary permissions or consents.

Located by an attractive raised flower bed is the plant room and filtration unit for the private borehole water supply.

A generous driveway provides ample off road parking for a number of vehicles and leads on to Netley Barn, the garage and the redundant stone barns beyond.







Porkellis is well placed for commuting to Helston, Falmouth and Redruth. The village itself has a well regarded public house, The Star Inn, Trinity chapel and a village hall. Local primary schooling can be found at Halwin (approx two miles) and Wendron (approx three miles) with secondary schooling available in Helston and Redruth/Camborne. Much of the village overlooks Porkellis Moor which belongs to the National Trust and provides access to a number of paths and local walks.

Helston is regarded as the gateway to The Lizard Peninsula with its stunning feature beaches, coves and cliff top walks. Helston itself is a bustling market town providing facilities that include national stores, a cinema, health centres, restaurants and there is also a leisure centre with indoor pool.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Handrail and steps to

Composite entrance door to

#### ENTRANCE HALLWAY

Having a part vaulted ceiling, slate flooring, electric consumer unit, elevated storage cupboard and solid wood doors to master bedroom, shower room and an opening to

**OPEN PLAN KITCHEN / DINING AREA / LOUNGE 29'5" x 11'6" max measurements (8.97m x 3.51m max measurements)**

A tastefully decorated and immaculately presented open plan living space with authentic slate flooring, exposed beams, a vaulted ceiling and stylish pendant lighting.

#### KITCHEN / DINING AREA

A beautifully crafted stylish fitted kitchen with granite working top surfaces and a pleasing range of grey cabinetry encompassing cupboards and drawers with matching wall units. These are complemented by a composite sink with a drainer and swan's neck mixer tap over, a Russell Hobbs electric induction hob with a stainless steel and glass hood over and electric oven under, corner carousel units and a breakfast bar arrangement. Spaces are provided for a freestanding fridge freezer, whilst there is recessed spotlighting, a skylight, a white painted brick feature wall and a window to the rear aspect.

#### LOUNGE AREA

Boasting an impressive 'Dunsley Avance 500' contemporary wood-burning stove with chimney style exposed flue, a skylight and windows to the side and front aspects, the latter of which enjoys a delightful rural outlook.

#### BEDROOM ONE 10'8" x 9'8" (3.25m x 2.95m)

A comfortable double bedroom with a part vaulted ceiling, slate flooring, modern wall mounted electric heater, door to elevated storage area, attractive bedside lights and a window to the side aspect.

#### SHOWER ROOM

Beautifully appointed with a fitted suite comprising a low-level w.c with a concealed cistern, a wash hand basin set within a bespoke vanity cupboard with useful storage drawers and a generous shower cubicle with tiled surround and an electric shower with 'rain forest' style drencher head. There is a chrome ladder style towel rail, an extractor, a spotlighting arrangement, slate flooring, mirrored medicine cabinets and an obscure glazed window to the side aspect.

## OUTSIDE

Granite entrance pillars with solid wooden entrance gates open out onto a stone chipped driveway with ample parking for a large number of vehicles. The plot, including, gently sloping gardens and grounds is circa an acre in size, enclosed by fencing and mature hedging and enjoying an open rural outlook to the countryside beyond. There is a lovely fire pit and barbecue area - perfect for those summer evenings outdoors with friends and family. A pathway runs along the inside boundary towards the plant room for the private borehole water supply and beyond towards the western boundary. A bespoke double garage contains a useful utility area and first floor loft space that offers further scope for alternative uses, subject to any necessary permissions or consents. Beyond are two redundant stone barns with consent to redevelop into a residential home (see Agents Note Four below).

## GARAGE 18'7" x 18'7" (5.66m x 5.66m)

With twin electric roller doors, a side access and an electric consumer unit. There are working top surfaces incorporating a composite sink unit with side drainer, mixer tap over and cupboards and drawers under with wall cupboards over. There is an integrated fridge whilst space is provided for a washing machine. Door to

## STAIRS

A wooden staircase rise to the first floor.

## FIRST FLOOR

### LOFT AREA 18'6" x 15'8" max (5.64m x 4.78m max)

Nicely boarded with power, light and a window to the front aspect. There are areas of restricted height.

### BARN ONE (SINGLE STOREY) 23'8" x 10'2" (7.21m x 3.10m)

With skylight and windows to front and side aspects.

### BARN TWO 15'6" x 13'4" (4.72m x 4.06m)

With vaulted ceiling and window frame to front aspect.

### LEAN TO STORAGE 14'3" x 7'3" (4.34m x 2.21m)

Storage area with light.

## SERVICES

Mains electricity. Private borehole water supply. Private drainage.

## AGENTS NOTE ONE

We are advised that the property benefits from private drainage by way of a septic tank which is shared with a neighbouring property. The inspection lid for the Netley Cottage septic tank is situated adjacent to the driveway entrance. A drain pipe belonging to Netley House runs beneath the field down into an adjacent field. Further details are available upon request.

## AGENTS NOTE TWO

Our clients advise us that the property has a private borehole water supply.

## AGENTS NOTE THREE

Our owners have indicated that the large free standing shed on the right hand side of the driveway may be available by separate negotiation.

## AGENTS NOTE FOUR

Conditional Planning Permission was granted by Cornwall Council on 10th July 2018 for, inter alia, a change of use of three redundant barns to form one dwelling and a holiday letting unit. Further details can be found under application reference PA18/04540.

## ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale





**COUNCIL TAX**  
Council Tax Band C.

**WHAT3WORDS**  
decompose.winks.bandstand

**MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit -  
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -  
<https://checker.ofcom.org.uk/>

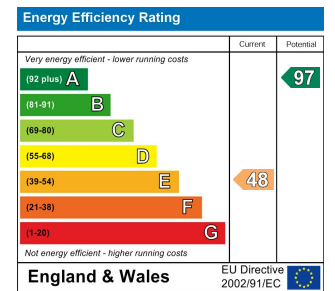
**PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

**DATE DETAILS PREPARED.**

8th June 2026.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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