Christophers

A country cottage full of character, enjoying a lovely rural outlook and located in an 'off the beaten track' location.

Netley Cottage, we are advised, is a former mine worker's cottage which, it is reputed, dates back to the mid 1800's. As such it bears many of the hallmarks one would hope for in a property of this type with its large local stone fireplaces, beamed ceilings and flagstone floors. Enjoying a sunny aspect and a fine rural outlook, the detached two bedroom cottage would present an excellent opportunity for those seeking an escape to a quieter rural country setting. The gardens to the side and rear of the cottage enjoy lovely rural views across the valley towards Burras and Black Rock in the distance.

The accommodation comprises a vaulted sun room/entrance porch, a farmhouse style kitchen with flagstone flooring, a spacious lounge with a wonderful local stone fireplace and wood burner, a study/occasional bedroom and a utility room. On the first floor there are two generously sized bedrooms and a family bathroom.

The cottage benefits from oil fired central heating and double glazing.

The cottage is situated amidst the rural hamlet of Boswin, whilst the village of Porkellis lies just over a mile away with the town of Helston approximately six miles distant. The arterial route by road into Cornwall, the A30, is around a fifteen minute drive away from the property as is the nearest mainland railway station at Redruth with its links to London Paddington and other destinations.

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)
Entrance gate and stone path lead to

SUN ROOM/ENTRANCE ROOM 2.64M X 2.59M (8'8" X 8'6")
A light room with a vaulted ceiling, velux window and a pleasant outlook over the front garden with open rural views to the side. There are an array of windows designed to take advantage of the sunny aspect . Doors off to

KITCHEN 4.47M X 3.58M MAXIMUM (14'8" X 11'9" MAXIMUM)
A farmhouse style country kitchen with a lovely flagstone floor, beamed ceilings with spotlights and an impressive local stone fireplace and mantle, housing an Aga. Solid wood worktops incorporate a Belfast sink with a swans neck mixer tap over and shelving beneath. A window overlooks the front garden and there is space for a fridge. There are openings off to the study/occasional bedroom and

LOUNGE 4.75M X 3.68M MAXIMUM (15'7" X 12'1" MAXIMUM)
A spacious sitting room full of character with a beamed ceiling and a wonderful local stone fireplace and mantle housing a wood burner. Alcove shelving and a window seat add to the charm with wall lights and a window overlooking the front garden. There is an access door to the sun room and an opening to

STUDY/OCCASIONAL BEDROOM 3.07M X 1.91M (10'1" X 6'3")
A dual aspect room with flagstone flooring, recessed spotlighting and a nice rural outlook to the side and rear over the garden. Latched door to

UTILITY ROOM 2.74M X 1.93M (9' X 6'4")
A very practical and useful room and storage space containing the oil boiler, low level w.c., circular stainless steel wash hand basin on stand with mixer tap over, recessed spotlighting and a cupboard housing the electric consumer unit. There is a partially vaulted ceiling and stone flooring with windows to the rear and side elevation. A wooden worktop provides space below for a washing machine and there is shelving above whilst a door leads to the outside.

FIRST FLOOR LANDING
An open tread staircase with bannister rails lead to the landing with doors off to the bathroom, bedroom two and a step up into

BEDROOM ONE 4.78M X 3.68M MAX (15'8" X 12'0" MAX)
A spacious double bedroom with stripped floorboards and a window to the front aspect. A real feature is the large chimney breast which has a tiled display shelf and adds to the overall character of the room. There is a hatch to the loft space.

BEDROOM TWO 4.75M X 3.56M MAX (INCLUDING RECESSED AREA) (15'7" X 11'8" MAX (INCLUDING RECESSED AREA))
Generously sized double bedroom which again has tiled display shelving around the chimney breast providing a focal point for the room. There is a useful recessed wardrobe/storage area, a hatch to the loft space, stripped floorboards, a tiled window seat and a window to the front aspect.

BATHROOM
Comprising a w.c. with a high level cistern, a wall mounted wash hand basin with tiled splash back and a roll top bath with tiled surround, shower screen and an electric Triton shower. A vaulted ceiling and Velux window together with a window over looking the rear allow natural light to flood in. There is alcoved shelving with a further raised storage cupboard and shaving light.

OUTSIDE
A real feature of the cottage are its enclosed gardens to the front, side and rear. The front garden has established plants and trees whilst to the side of the cottage there is a parking area. Beyond this is a patio area which in warmer months one could envisage using to enjoy outside dining or a glass of wine at sunset. The gardens offer a lovely rural outlook and there are areas of lawn, an area which would lend itself to being a vegetable patch and a range of established plants, shrubs and hedging. A large shed, wood store and oil tank are located behind the cottage.

AGENTS NOTE ONE
We are advised that the water supply for the cottage comes from a private bore hole. Further details are available on request.

SERVICES
Mains electricity, private drainage and private water supply.

VIEWING
To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS
From Helston take the Redruth road and proceed through the hamlet of Wendron, passing The New Inn on the left hand side. Pass through the hamlet of Trenear and continue for approximately a mile and a half past the turning for Crelly and on the brow of the hill you will reach a crossroads. Take the right hand turn signposted for Porkellis and follow the road through the hamlet of Lezerea. Continue down the hill and over the bridge and take a left hand turn by the Porkellis village sign. Continue along this lane for approximately a mile passing Boswin Coarse Fishery on your left hand side. Shortly after take a right hand turn at the triangle of grass and Netley cottage can be found a short distance along the lane on the left hand side.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

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
14th January 2021

NETLEY COTTAGE BOSWIN, PORKELLIS, CORNWALL, TR13 0HS
PRICE GUIDE £339,950

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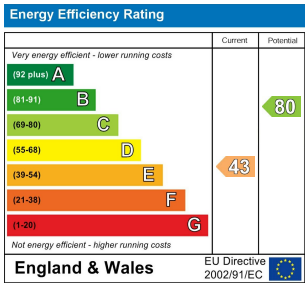

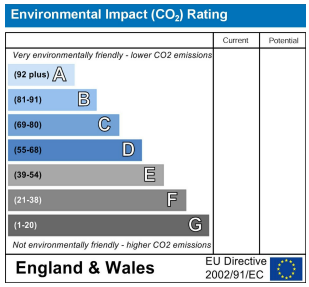

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