



## Manhay, Helston

A detached 18th century farmhouse  
A well presented two/three bedroom home  
A range of outbuildings all with planning  
Offering plenty of potential to develop  
Oil central heating, UPVC double glazed windows  
Two reception rooms, galley style fitted kitchen  
Two/three bedrooms, two bathrooms  
Attached one bedroom ancillary annexe  
Plenty of parking and double garage  
Mediterranean style landscaped garden and terrace



**Guide £850,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7084



This charming 18th century two/three bedroom detached farmhouse with an attached ancillary annexe and an extensive range of outbuildings (ripe for conversion) is set in a prominent location, just off the main A39 Helston to Falmouth road within driving distance to the beautiful Lizard peninsula and Helford river estuary, plus the rugged coastline with beaches and coastal walks.

This delightful farmhouse is well presented and has been improved in recent years with great care taken to retain some of the character and charm. The stone fireplace is painted rough cloth walling with slate flooring in the vestibule area. The house is packed with features including oil fired central heating by radiators, UPVC double glazed sash style windows, a feature fireplace with wood burning stove in both reception rooms, open beams and a dark slate floor in the vestibule.

The well proportioned accommodation in brief includes on the ground floor, an entrance vestibule, sitting room, separate dining room, galley style kitchen and scullery, cloakroom and a rear reception hall. The first floor has two double bedrooms plus a third bedroom which is currently used as a dressing room with wall to wall fitted wardrobes and a luxurious family bathroom.

There is added advantage with an ancillary one bedroom annexe which is attached to the main house, currently used as a successful occasional air bnb and is also considered ideal for a dependent relative or visiting guest. To the side of the house there is a separate utility/shower room which is approached from the courtyard garden.

The property comes with complex of outbuildings set within the old farmyard including a large single storey barn with planning permission to convert into a 2 bedroom dwelling plus further single storey stables which are interlinked via timber workshop and garage and finally, a large more recent detached timber barn/garage. The farmyard provides plenty of parking for a large number of vehicles.

**AS OUR CLIENT'S SOLE AGENTS WE THOROUGHLY RECOMMEND AN IMMEDIATE VIEWING TO SECURE THIS FINE PROPERTY.**

**WHY NOT CALL FOR A PERSONAL VIEWING TODAY?**

**THE ACCOMMODATION COMPRISES:**

#### **ENTRANCE PORCH**

UPVC double glazed front doors leading into entrance porch with double glazed windows either side, central ceiling light, stripped wood front door leading to:

#### **ENTRANCE VESTIBULE**

With original dark slate flooring, staircase to the first floor, door to dining room, open plan to:

#### **SITTING ROOM 6.20m (20'4") x 3.81m (12'6")**

A delightful main reception room having a feature granite fireplace with a deep recessed refurbished wood burning stove set on dark slate hearth, a deep recessed double glazed window with painted reveals and window seat, second double glazed window overlooking the front aspect TV aerial point, two double radiators, inset ceiling spotlights, under stairs storage cupboard, fitted carpet, stripped pine and glazed door with leaded light inserts leading to scullery.



#### **DINING ROOM 4.11m (13'6") x 3.89m (12'9")**

A fabulous second reception room again with deep recessed double glazed window and window seat overlooking the front aspect. Focal point granite painted fireplace, solid timber lintel over granite reveals either side with wood burning stove and dark slate hearth, display recess with timber lintel over and slate sill, open beam ceiling, two uplighters, fitted carpet, stripped pine internal door.

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**KITCHEN 5.54m (18'2") x 2.06m (6'9")**

Fitted kitchen, narrowing to 6'2". A long galley style kitchen with painted rough cast wood, granite reveals and painted door leading to the side hallway. Well equipped with a range of matching wall and base units, wrap around work surfaces with Metro tiling over, one and half bowl single drainer stainless steel sink unit with chrome mixer tap, electric ceramic hob, cooker hood and single fan assisted oven under, plumbing for dishwasher, fitted wooden shelf, a deep recessed double glazed window, space for tallboy fridge freezer, further matching base units with glass display cupboards over, recessed double glazed window with solid wood sill. Mono pitched roof with Velux double glazed windows, wood finished flooring, walk through a doorway leading to:



**SIDE HALLWAY 2.26m (7'5") x 2.08m (6'10") Plus 5'10" x 4'**

Dual entry to side hallway, double glazed front door from the parking and farmyard, second door with cat flap leading to the rear garden, double glazed window alongside, mono pitched roofing with Velux double glazed window painted rough cast walling, hard wearing vinyl flooring.



**SCULLERY 3.20m (10'6") x 2.13m (7'0")**

Equipped with a range of fitted wall and base units, wrap around work surfaces and metro tiling over, three deep recessed double glazed windows with slate sills overlooking the courtyard garden to the rear, hard wearing wood finish vinyl flooring, beamed ceiling, stripped pine and leaded light door returning to the sitting room, beamed ceiling, spotlights on tracking.



### **CLOAKROOM**

White suite comprising of low flush wc, small recessed double glazed window and pine internal door.

### **STAIRCASE FROM ENTRANCE BESTIBULE TO:**

### **SPLIT LEVEL LANDING**

Recessed double glazed window and access to all principal bedrooms.

### **BEDROOM ONE 4.17m (13'8") x 4.04m (13'3")**

A lovely bright main bedroom having a double glazed window and a window seat enjoying a pleasant outlook across the front garden to the countryside, canopy ceilings, fitted carpet, double radiator, TV aerial point and striped pine internal door.



front garden to the countryside and fitted carpet, stripped pine internal door.



### **BATHROOM**

Luxuriously appointed with white suite comprising a deep panelled bath, contemporary chrome mixer taps, telephone hand shower and fully tiled surround, low flush wc, circular china hand wash basin with contemporary chrome mixer tap set on a slate surfaced vanity unit, extendable shaving mirror along side, hard wearing wood finish flooring, deep recessed double glazed windows, one with country views and the other with frosted privacy panel. A chrome ladder style heated towel rail, second storage cupboard with slate sill, inset ceiling spotlights, wood finish vinyl flooring.



### **BEDROOM TWO 4.01m (13'2") x 3.96m (13'0")**

Another generous double bedroom with double glazed window and window seat enjoying delightful views to the front aspect, radiator, built in cupboards, fitted carpet, striped pine internal fitted door, canopy ceilings.



### **UTILITY ROOM/LAUNDRY/SHOWER 4.19m (13'9") x 2.13m (7'0")**

Approached by a separate access from the main house with a double glazed door from the courtyard garden, slate tile sill, painted rough cast walls, recessed double glazed window, double radiator, a large walk-in shower cubicle with thermostatically controlled electric shower and screening, mono pitched roofing and strip light, Venetian blind.

### **BEDROOM THREE 3.10m (10'2") x 1.37m (4'6")**

Measured to wardrobe front, (formally the third bedroom) comprehensively fitted as a dressing room with wardrobes on both sides housing hanging space and shelving. Central dress unit with nest of drawers to the right, solid wood block surface and theatre style mirror over. Deep recessed double glazed window with window seat enjoying views across the

## ANNEXE

**THE ANNEXE IS ATTACHED TO THE MAIN HOUSE AND HAS BEEN USED AS A SUCCESSFUL AIR BNB INVESTMENT PROPERTY.**

Having UPVC double glazed front door to:



**DOUBLE BEDROOM 3.71m (12'2") x 3.66m (12'0") including stairs.**

Fitted carpet, inset ceiling spotlight, wall mounted electric fire, staircase to first floor, latch and brace internal door to:



## ENSUITE SHOWER ROOM

Luxuriously appointed suite comprising a walk in shower area, thermostatic electric shower, bathroom panelling, glass screen, china hand wash basin set on a high gloss white vanity unit, metro tiled splash back, mirror bathroom cabinet, low flush wc, chrome heated towel rail, recessed window with slate sill, inset ceiling spot lights and ceramic tile flooring.

## STAIRCASE

A staircase from the bedroom takes you to the first floor.

## LIVING/KITCHEN/DINING ROOM

Having a light dual aspect with deep recessed double glazed windows with slate sills on either side.

## LIVING ROOM

Wall mounted electric fire, TV aerial point and fitted carpet, frosted double glazed stable door leading to the outside, open plan to:

## KITCHEN AREA

Equipped with a range of matching wall and base units, work surfaces with metro tiling over, single drainer stainless steel sink unit with chrome mixer tap, electric ceramic hob, cooker hood, single fan assisted oven under, space for tallboy fridge freezer, vinyl flooring, spotlights on tracking.



## OUTSIDE

Manhay Cottage being the original farmhouse comes with an extensive range of outbuildings which are all in good order and ripe for conversion into holiday or residential dwellings (all with planning permission). This would suit somebody looking to create their own holiday letting business or for extended family.

**BARN NUMBER ONE 14.58m (47'10") x 4.27m (14'0") plus steps up to an upper level store room 4.60m (15'1") x 2.39m (7'10")**

This is the largest of the barns, single storey and attached to the main house, ideal for a conversion with full planning permission to convert into a two bedroom dwelling with kitchen, lounge, dining room and two bathrooms.

**STABLE BLOCK ONE 5.49m (18'0") x 2.18m (7'2") and 8.74m (28'8") x 5.49m (18'0")**

In two sections, both with stable doors, lighting, power and water. Permitted planning permission subject to building regulations.

**TIMBER GARAGE/WORKSHOP 7.32m (24'0") x 5.18m (17'0")** With light and power, double opening doors and this links both sets of stables.

## STABLE BLOCK TWO

**FIRST SECTION 4.70m (15'5") x 3.05m (10'0")**

With two stable doors, lighting, power and water. Permitted planning permission subject to building regulations.

### **SECOND SECTION 5.61m (18'5") x 3.07m (10'1")**

Again, with two stable doors, lighting, power and water. Permitted planning permission subject to building regulations.

### **TIMBER GARAGE/WORKSHOP 5.66m (18'7") x 4.27m (14'0")**

Resembling a timber Dutch Barn with lighting, power and water and two sets of double opening doors.

### **PARKING**

This property has multiple parking in abundance with a gravelled area as you enter the driveway to the right hand side (behind the annexe). Following the concrete driveway between the outbuildings takes you around to an extensive yard with parking for any number of vehicles.

### **GARDENS**

At the rear of the house sits a beautiful, newly landscaped mediterranean style garden which has a generous level slate paved patio making this an ideal area to relax, entertain your family and friends. From the patio the gravelled pathway with slate stepping stones by set. Delightful raised beds with sleeper retaining walls and LED lighting having barked areas at the top, well stocked with a wide variety of plants shrubs and trees. Several steps leads to the feature raised area with large granite stones and a high granite retaining wall. From the patio, steps lead to the second parking area. At the front of the cottage there are simple gardens with low boundary walls and young Griselinia hedging, gravelled areas and concrete pathway leading to the front door.

### **SERVICES**

Mains drainage, water and electricity. Oil fired central heating.

### **COUNCIL TAX BAND C**

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



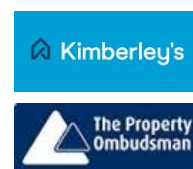
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**INSERT FLOOR PLAN HERE**



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