

# CARE & COMPANY

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## LaFlouder Barns Mullion, Helston TR12 7HT

A courtyard development of four quality converted barns each with their own distinctive character.

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# Barns on LaFlouder Lane, Mullion, Helston TR12 7HT

LaFlouder Barns offer an opportunity to acquire a private development of four barns that have been sympathetically converted assuring each unit has its own individual and distinctive character. Care and attention has been paid to detail making use of original features and incorporating open beams, vaulted ceilings and exposed stone. Each barn has the benefit of full central heating (Hat's, Joe's and Bert's from one boiler and Oofoo's from its own) together with a fitted wood burning stove and sitting out area with raised beds. The complex has been successfully run as a holiday letting business, but three of the units have planning permission to use for full residential occupancy and therefore offer the possibility of owner occupied accommodation together with residential or holiday letting units. LaFlouder Barns are located on the western edge of the village and are within walking distance of the renowned southern coastline and the village centre. The village offers a range of facilities including shops, post office, pharmacy, doctor's surgery, senior and primary schooling, restaurant, public houses and main bus service to Helston town. To the south west of the village lies the picturesque Mullion Cove and within the surrounding area there are numerous sandy beaches and an eighteen hole golf course.

## BERT'S BARN

EPC D58



Double entrance door with side panels leading to –

### LOUNGE 'L' shaped 24' x 14'8" + 9'2" x 6'

Impressive pine staircase leading to the first floor with balconied landing, wood burner set on slate hearth, two radiators.

### KITCHEN AREA 13' (av.) x 9'

With Belfast sink set in a brick and pine cupboard unit, hardwood work surfaces, brick built cooker surround, open beamed ceiling, pine fronted storage cupboard.

### SHOWER ROOM

With corner shower cubicle, open beamed ceiling, fully tiled walls, low level wc, ladder towel rail, tiled floor.

### BATHROOM

With Victorian style roll top bath suite, low level wc, pedestal wash basin, radiator, half tiled, pine floor, open beamed ceiling.

### GROUND FLOOR – BEDROOM ONE 15'3" x 7'6"

With exposed A frame ceiling, radiator, pine flooring.

### FIRST FLOOR –

### BEDROOM TWO 16' x 9'4"

With radiator and cupboard.

### BEDROOM THREE 16' x 9'

With recessed storage area and cupboard.

## JOE'S BARN

EPC D61



Entrance door to –

### KITCHEN/LIVING ROOM 33' x 15'4" narrowing to 9'

**LOUNGE AREA** -Enjoying a dual aspect with wood burner set on a slate hearth, pine flooring, two radiators, vaulted exposed beamed ceiling, fitted window seat with cupboards under, stairs to first floor.

**KITCHEN AREA** – With brick and pine fronted cupboard units, hardwood work surfaces over, inset Belfast sink and cooker recess.

**GROUND FLOOR BEDROOM ONE 'L' shaped 15' x 9'3" narrowing to 6'2"**



With pine flooring, radiator, open beamed ceiling.

### BATHROOM

With pine panelled bath, low level wc, pedestal wash basin, radiator, half tiled walls and open beamed ceiling.

### FIRST FLOOR

**LANDING** –Overlooking the lounge area.

**BEDROOM TWO 14'6" x 9'6"**

With pine flooring, radiator.

## HAT'S BARN

EPC D60

Entrance hall to –

### LOUNGE 25'9" x 15'3"

With vaulted open A frame ceiling, staircases at either end, wood burner set on a stone hearth, two radiators, pine flooring.





**KITCHEN AREA 16'3" x 6'4"**

With slate floor, brick and pine fronted floor units with hardwood work surface over, inset Belfast sink, radiator.  
Door giving access to the front courtyard.

**BATHROOM**

Victorian style roll top bath with half tiled walls, pedestal wash basin, low level wc, pine floor, open beamed ceiling, built in cupboard.

**GROUND FLOOR BEDROOM ONE 12'9" x 10'6"**

With double doors giving access from the lounge, recess and wardrobe area, pine floor, radiator, open beamed ceiling, ensuite walk in wet room with fully tiled walls and floor, radiator, shower, low level wc, pedestal wash basin.



**FIRST FLOOR**

**LANDING ONE**

With a seating area overlooking the lounge.

**BEDROOM TWO 16'3" x 12'8"**

With pine floor, pine clad ceiling, radiator, built in fuse cupboard.

**SECOND LANDING**

With a seating area overlooking the lounge.

**BEDROOM THREE 13'9" x 9'3"**

With pine flooring, pine clad ceiling, radiator, built in cupboard.

**OOFOO'S BARN**

EPC D55



Entrance door to-

**LIVING ROOM/KITCHEN AREA**

With open beamed ceiling, pine flooring, wood burner set on a slate hearth, two radiators.

**KITCHEN AREA**

With brick and pine fronted floor units with hardwood work surface over, inset Belfast sink.

**STAIRS TO FIRST FLOOR**

Leading off – Boiler Room.

**FIRST FLOOR**

Door to seating area at rear.

**OPEN PLAN BEDROOM/BATHROOM**

With exposed A frame ceiling, French doors on either side leading to Juliet balconies, two radiators, Victorian roll top bath, tiled splash back area.

**SEPARATE WC**

With wash basin and part tiled walls.

**OPEN FRONTED GARAGE BUILDING 26'3" x 16'**

**ADJOINING STONE STORAGE BUILDING 13'5" x 8'7"**

**UTILITY ROOM 14'5" x 6'9"**

Fitted with a Belfast sink, work top area with tiled splash backs and plumbing for washing machines/tumble dryer etc.

**SERVICES** – Mains electric, Mains Water and Private Drainage system.

**Price OIRO - £750,000**

**VIEWING:** Strictly by appointment with the vendors agents.

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**INSTRUCTION: 21 September 2017**

**PHOTOGRAPHS: 21 September 2017**

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