

**FOR SALE**



**Netley Cottage, Boswin, Porkellis, Helston**  
**Guide Price £385,000**

  
**MARTIN & CO**

# Netley Cottage

Guide Price £385,000

- TRADITIONAL RURAL COTTAGE
- PLENTY OF CHARACTER
- GARDEN & VEGETABLE PATCH
- STONE FIREPLACES
- SOLAR PANELS WITH BATTERIES

## ESCAPE TO THE COUNTRY!

If you've ever dreamed of living in a traditional Cornish cottage, with flagstone floors, stone fireplaces and a vegetable plot, well here is your chance!



*This detached, two double bedroom, stone cottage, tucked away in the small hamlet of Boswin, just outside the village of Porkellis, could be your dream come true....*

Netley Cottage dates back to the mid 1800's and is a very well maintained and beautifully presented, cosy, double-fronted Cornish cottage situated on a private lane.

To the front of the cottage, a side gate leads you into a pretty and secluded front garden, where the sun-room, designed to take advantage of the lovely views, welcomes you inside. There is a charming, farmhouse-style kitchen,



with a flagstone floor, beamed ceiling and a window looking into the front garden. There is plenty of space for traditional free-standing furniture, whilst a huge granite fireplace is fitted with an electric Rangemaster. There is a Belfast sink, butcher's block style work-tops with shelving underneath and space for a free-standing fridge under the stairs.

To the rear, a study leads through to the utility room which has a partially vaulted ceiling and a back-door to the garden. Here you will find a downstairs WC, wash-hand basin, fitted cupboards and space for a freezer. There is built in shelving, and a wooden worktop provides space below for a washing machine. Here you will also find the water pump and purifier as well as the solar batteries.

To the right of the kitchen, the flagstone flooring, complete with underfloor heating, continues into the lounge, which has an impressive inglenook fireplace at its heart. This is currently fitted with a gas fire, but we understand that it could be reinstated as an open fire or fitted with a woodburning stove if desired. Again there is a beamed ceiling and exposed stone walls. A window looks into the front garden and a patio door leads back into the sunroom.

Stairs lead up from the kitchen to the first-floor where there are stripped wood floors throughout. Here you will find two spacious double bedrooms, both have good ceiling heights and pretty sash windows with tiled window seats. A real feature of these rooms are the large, plastered chimney breasts which have tiled display shelves to add to the overall character.

There is also a family bathroom which features a vaulted ceiling, a high-level WC cistern, a ceramic basin and a bath with electric shower over and a glass shower-panel. There is a shaving point, alcove shelving and useful under-eaves storage.



A real feature of the cottage is the garden. To the front there is a sheltered patio, enclosed with trees and shrubs creating a charming spot to relax and enjoy the views. The gardens continue to the side and rear of the cottage, enclosed with dry stone walls and established Comish hedges. A large shed, wood store and oil tank are located behind the cottage. To the side, there is a parking area, a lawn and a vegetable patch. The stunning views extend across the valley towards Burras with Black Rock in the distance. **Please note, the garden furniture and greenhouse are NOT included in the sale.**

Double glazing

Oil fired underfloor heating in ground floor and bathroom

Electric hot water

Solar panels with 5 batteries ; *we are informed by the vendor that in the summer these cover 90% of his electricity usage and in the winter these cover 60%*

Mains electricity

The water supply for the cottage comes from a private bore hole

Gas fire with LPG gas

Private drainage – septic tank

EPC – TBC

Council Tax Band B

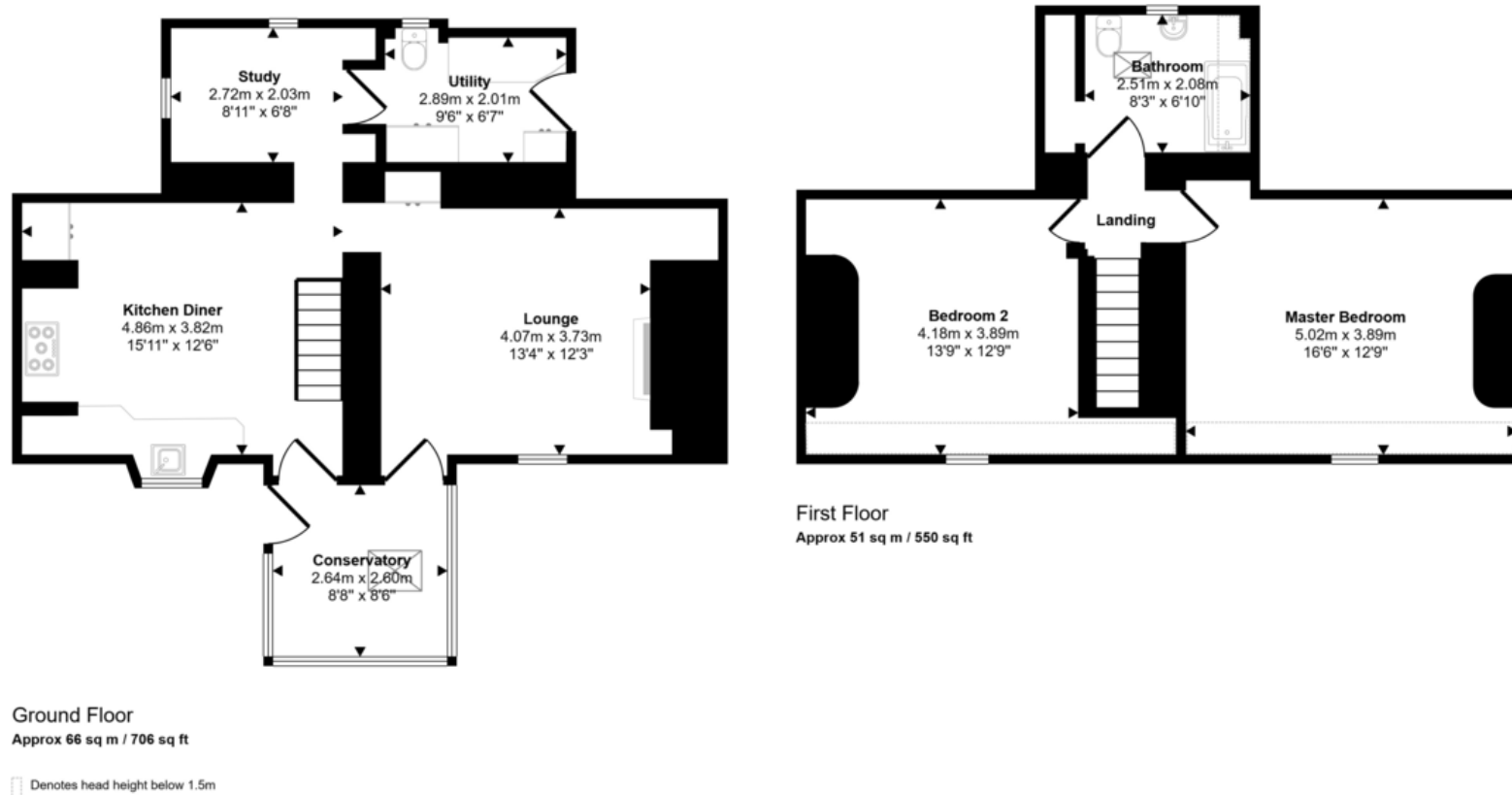
Loft – fully boarded

#### LOCATION

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 schools 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, around 6 miles away, is regarded as the gateway to The Lizard Peninsula with stunning beaches, coves and cliff top walks. Helston itself is a bustling market town providing facilities that include large supermarkets, a cinema, health centres and restaurants. There is also a leisure centre with indoor pool.



Approx Gross Internal Area  
117 sq m / 1255 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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