

EPC: F

**Godolphin Bridge, Townshend, Hayle**

Offers in the region of: £550,000

Miller Countrywide













Step back in time and experience the character of this enchanting Grade II listed property, offering a delightful blend of period features and countryside living. TLC is needed to bring it to its full glory, but this 4/5-bedroom home is brimming with potential and suitable for families seeking space and charm.

Gardens and Grounds
Stepping outside, the property is surrounded by a serene acre of land, or thereabouts, providing endless possibilities. The garden space awaits your creativity. This great expanse of land is perfect for children to play or for hosting wonderful outdoor gatherings.

A unique and exciting opportunity awaits in this picturesque Grade II listed property, which boasts its own separate character. This property also has the potential to be used as a main property and annexe, offering an independent lifestyle. Both properties feature their own separate boilers for central heating systems, telephone supply, and separate electrical meters, providing ultimate flexibility. This former count house, and the only single count house in the country, is now on the market for the first time in 25 years.








## Ground Floor




## First Floor

Total floor area 221.4 m² (2,383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **D** Annexe **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01326 563411
E: helston@millercountrywide.co.uk
21 Meneage Street, Helston, Cornwall, TR13 8BE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Miller Countrywide is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: HEW_HEW240289_R6PL_8