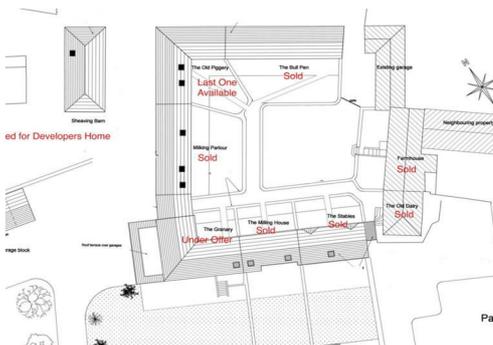




---

## The Piggery

# The Piggery, Predannack Manor Farm, Mullion, Helston, Cornwall, TR12 7HA



## SITUATION

The Piggery is situated in a courtyard collection of Barns at Predannack Manor Farm enjoying a near coastal position in a peaceful rural environment in an Area of Outstanding Natural Beauty on the Lizard Peninsula, close to the highly regarded and much sought after village of Mullion, and beaches including Poldhu and Kynance Cove.

## DESCRIPTION

Stags are delighted to offer The Piggery, the last of a collection of converted barns in a courtyard setting at Predannack Manor Farm. The barns were constructed 150-200 years ago of local blue elvin stone with granite quoins, brick arches over the window openings, slate roofs and master craftsmanship. The redevelopment of this beautiful farm celebrates the history and quality of the buildings whilst transforming them into ecologically sympathetic luxurious homes. The Piggery is finished to the highest of standards with triple glazed windows and air source underfloor heating.

The Piggery opens into a spacious open plan kitchen/dining/sitting room featuring a vaulted ceiling, restored roof timbers, an engineered oak floor and a door opening into the courtyard garden. The kitchen boasts an integrated fridge freezer, dishwasher, a 90cm induction range and an impressive larder unit. Bedroom one is carpeted and has a vaulted ceilings with restored roof timbers. It has a window to the courtyard garden and a door leading to Ensuite bathroom, fully tiled, and with low level WC, wash basin with mirror light, and large double shower. Bedroom

two is carpeted, has two windows and a large bench seat crafted from reclaimed timber. The family bathroom/utility is tiled with an L shaped shower bath, low level WC, pedestal wash basin with mirror light over and separate cupboard with services for the washing machine. Over bedroom two and the bathrooms there is a large boarded storage area accessed through a decorative door in bedroom one.

## OUTSIDE

The Piggery's garden is accessed through the back door or through the courtyard. There is a large blue limestone patio for al fresco dining and several raised flower beds.

The barns are accessed from a country lane into a picturesque communal courtyard. Each barn has a delightful hedged south facing garden, parking and a single garage.

## SERVICES

Mains water and electricity. Shared sewage treatment plant. Air source heat pump for heating and hot water. Super fast fibre optic broadband is available.

## VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488.

## DIRECTIONS

From Helston take the Lizard Road turning right towards Mullion. Pass through the village of Mullion turning left onto Nansmellyon Road. At The Chocolate Factory take the left hand fork onto Ghost Hill and continue on this road taking the turning right opposite Tenerife Farm. This lane will bring you to the Predannack Manor Farm. Follow the lane round to the right then turn left.

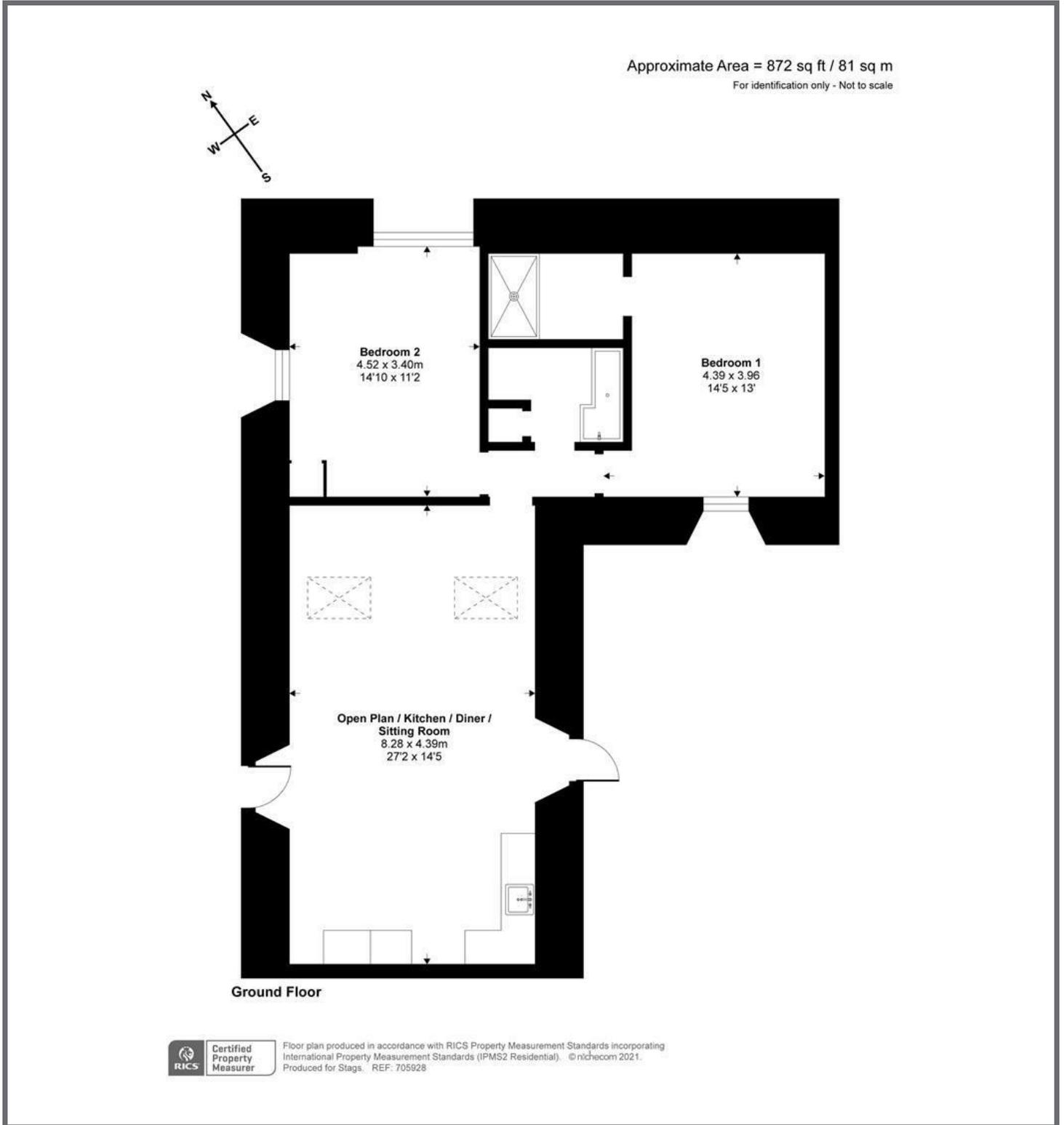
Mullion 2 miles Helston 11 miles Truro 27 miles

A beautifully appointed barn conversion in a near coastal courtyard setting on the Lizard Peninsula.

- Character Barn Conversion
- No Onward Chain
- Rural Location
- Open Plan Kitchen/Dining/Sitting
- Two Bedrooms (1 en-suite)
- Family Bathroom/Utility
- Garden
- Parking
- Garage

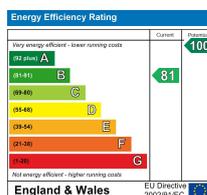
Guide Price £395,000





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



01872 264488

truro@stags.co.uk

stags.co.uk