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The Old Sunday School, Sithney, Helston, Cornwall TR13 0RN

\*GUIDE PRICE £120,000+



A detached former Sunday school set in Sithney, Helston. the property also benefits from a detached barn located a short distance away.

#### DESCRIPTION

A detached former Sunday School, which is now set as an open plan living space with bathroom, also featuring a cottage style garden to the front and side. An additional Grade II listed barn is located approximately 200 yards from the property, on the edge of the Church grounds, which can be used as garaging if required.

#### LOCATION

Sithney is a village located approximately 2.5 miles from Helston, a traditional market town boasting much history and charm. The town stands as the gateway to the Lizard Peninsula, which is mainland Britain's most Southerly point which plays host to numerous picturesque fishing villages. Helston provides a good range of amenities including a sports centre with indoor swimming pool, cinema, doctor's surgeries, pharmacies and a variety of shops and supermarkets. Helston town itself is host to the Flora Dance celebrations which take part every year in May, with thousands of spectators watching finely dressed dancers being led through the town by the band.

#### ACCOMMODATION

**The Old Sunday School** Open plan living space with a kitchen area and separate bathroom. Apex open ceiling gathering the full height of the building.

**Outside** To the front and side is a walled garden with entrance from the road, featuring mature shrubs.

**The Barn** Located approximately 200 yards distance from the property, is a detached former barn with wooden door to the front. We are informed that this is a Grade II listed building, but the listing does not apply to the former Sunday School itself. For the avoidance of doubt, please refer to the legal pack.

#### NOTES

The two buildings will be sold as one and will not be split on the Title Deed. We have been informed by the seller that approximately fourteen years ago the roof was replaced and Delabole slate was used.

#### EPC

The Old Sunday School: Energy Efficiency Rating - E The Barn: Energy Efficiency Rating - Exempt



#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

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