



MAP estate agents
Putting your home on the map

Boquio Farm, Wendron

Boquio Farm, Farms Common, Wendron

Helston 5.5 miles | Redruth 6 miles | Penryn 10 miles | Falmouth Town 14 miles | Truro 17.5 miles | Newquay Airport 27 miles | Exeter M5 103 miles (Distances are approximate)

If you are wanting to live in a rural and tranquil location, surrounded by fields but with the ability to have quick access to main roads this property could be for you!

Located in Farms Common situated on a farm between Redruth and Helston, this is one of two recently converted barns finished to an excellent standard.

Entrance hallway | Lounge | Kitchen/diner | Utility | Three bedrooms, principal with en-suite shower room and walk-in wardrobe | Family bathroom | Parking | Gardens | Fabulous countryside views

£475,000 Freehold



Description

The property has uninterrupted views across fields, there is wheelchair access to the rear of the barn, the lounge has a wood burner and two sets of bi-fold doors open out to a terrace with stainless steel balustrades and glass panels to not take away from the view.

The barn features exposed beams and vaulted ceilings throughout, a well presented sage green 'Shaker' style kitchen/diner with solid walnut worktops and a useful separate utility, three bedrooms - the principal with an en-suite shower room and a walk-in wardrobe, a lovely added bonus is a raised mezzanine in bedroom two that provides a secret hideaway or a den for a child and extra sleeping space. The family bathroom is beautifully finished with a claw foot bath and a WC with a Victorian style high level cistern. Air Source heating provides underfloor heating. There is a generous garden to the side of the property enjoying field views with a fenced surround. There are four parking spaces and an electric charging point to the front from where there is easy access to the feature stained glass panel entrance door. The property was completed in 2023 and benefits from the remainder of a six year Architects Certificate.

Location

The parish of Wendron is made up of a number of small villages nestling amongst expansive

countryside yet within relatively short distance to the surrounding towns.

The village of Porkellis, about two and a half miles away, provides a range of local amenities including a church and village hall as well as a Public House. The neighbouring towns of Helston five miles, Redruth six miles and Camborne six miles are all easily accessible and provide a wider range of retail outlets, cafes, restaurants and bars. Good sporting and social activity can be found nearby including the water sports centre at Stithians Lake which is approximately five miles distant.

The village Primary Schools of Crowan, Wendron and Halwin are both less than two miles away, whilst the comprehensive college at Helston is about 5 miles away. Truro College is served by a regular bus service whilst further education is available at the expanding Tremough University in Penryn.

ACCOMMODATION COMPRISES

Composite entrance door with a feature stained 'Stargazey' glass panel door opening to:-

ENTRANCE HALLWAY

'Velux' window, exposed beams and vaulted ceiling. Coat and shoe storage. Doors off to bedrooms.

LOUNGE 14' 9" x 13' 8" (4.49m x 4.16m)

A generous light and bright room featuring a vaulted ceiling and exposed beams with uplights and 'Velux' windows. Woven bamboo flooring. Feature wood burner set on a slate hearth. Aerial socket. Level access suitable for wheelchair entrance and exit from the bi-



fold doors out to the terrace that leads around the property. Part glazed oak doors opening to:-

KITCHEN/DINER 14' 10" x 14' 1" (4.52m x 4.29m)

Double glazed window to front elevation. Range of wall and floor mounted 'Shaker' style sage green kitchen cupboards with solid walnut worktops and matching upstands incorporating a double 'Belfast' sink. Integrated eye level double oven and microwave, ceramic hob with extractor above. Exposed beams with uplights and two 'Velux' windows. Integrated fridge, freezer and dishwasher. Kick board lighting.

UTILITY ROOM 9' 6" x 5' 5" (2.89m x 1.65m) maximum measurements

Range of wall and floor cupboards and double cupboard housing the boiler, walnut worktop incorporating a sink and drainer and having

spaces for a washing machine and tumble dryer. 'Velux' window. Extractor fan.

PRINCIPAL BEDROOM ONE 13' 4" x 10' 8" (4.06m x 3.25m)

Double glazed enjoying the countryside views. Vaulted ceiling. Large walk-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM

Walk-in shower housing a mains water shower, low level WC and vanity wash hand basin with mirrored cabinet over with light USB charging port and shaver/toothbrush socket. Obscured double glazed window. Heated towel rail.

BEDROOM TWO 13' 4" x 10' 10" (4.06m x 3.30m)

Double glazed window to front. Having ladder steps up to a hidden mezzanine ideal for a den for a child or an extra sleeping space.

BEDROOM THREE 11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window to the front. Exposed beams with uplights and vaulted ceiling.

FAMILY BATHROOM

Comprising claw foot bath with tiled surround and side shower screen with rain water shower and vanity wash hand basin with mirrored cabinet, lighting, USB charging port, shaver/toothbrush socket and Victorian style high level WC and feature tiled flooring. Heated towel rail. Vaulted ceiling. 'Velux' window.

OUTSIDE FRONT

To the front there is a parking area with four designated parking spaces and an electric charge point. A pedestrian gate opens to the front garden that has a fenced surround. Granite steps lead up to the feature entrance door.

GARDEN AND TERRACE

A generous terrace surrounds the property with stainless steel balustrades and glass panels to enjoy the stunning countryside views. Outside electric point and outside tap. Beyond the terrace is a generous garden enjoying views of the fields with a farm fence surround and space for a summerhouse or shed. Pedestrian gate to parking area.

AGENT'S NOTES

There is an opportunity to purchase part or all of the ten acre field beside the barn by separate negotiation, please speak to the agent. The Council Tax band for the property is band 'D'.

DIRECTIONS

Accessed from the B3297 Helston to Redruth road. Coming from Helston direction pass a sign saying Farms Common and round a right hand bend there is a turning on the left by a grey cottage. Turn here then approx 200 yards on there is a layby on the right and as that ends on the left there is a track. Turn up the track and as you near the top go right between two wooden gates. A concrete lane leads down to the farm where the property is immediately on the right. If coming from Redruth you will again pass the sign saying Farms Common and the grey cottage is on the right and you turn immediately right at the cottage then follow as above. If using what 3 words; tries.prickly.rectangular

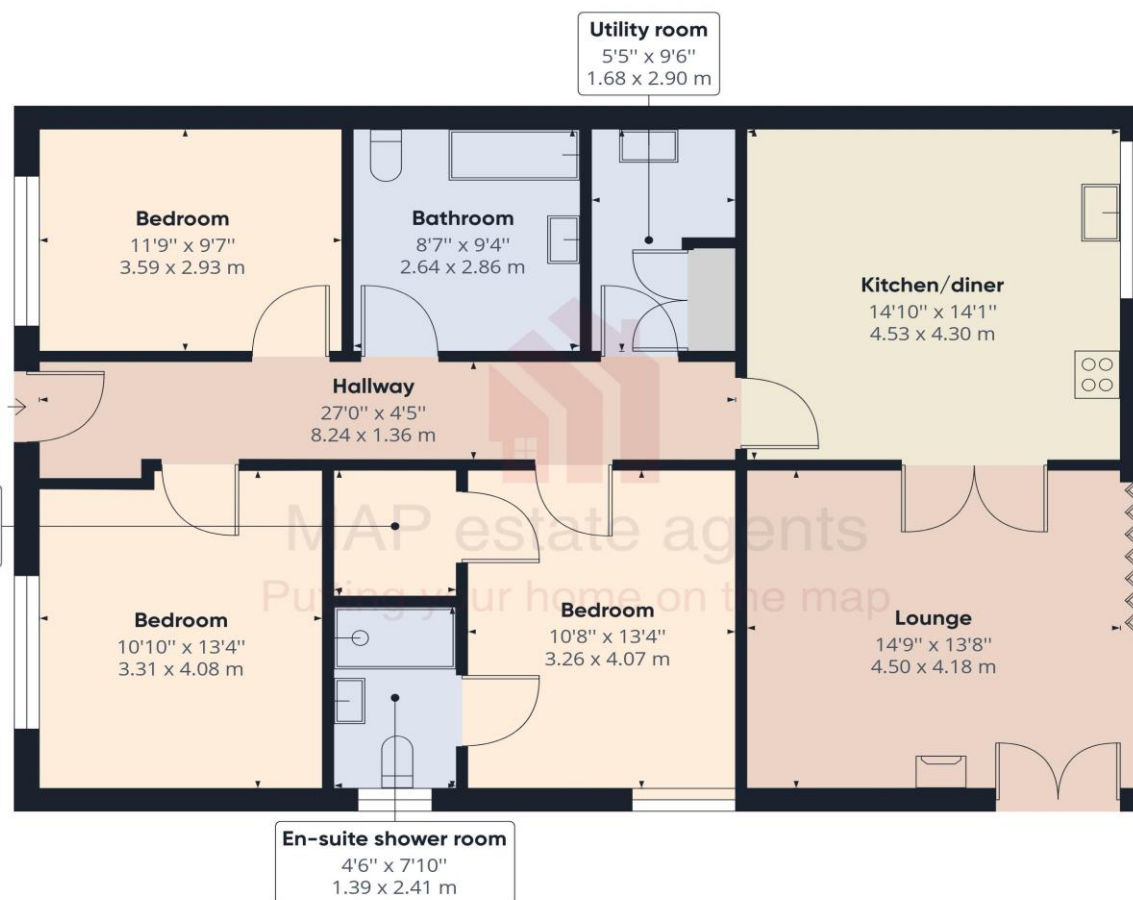




MAP's

Top reasons to view this home

- Barn conversion four designated parking spaces
- Beautiful uninterrupted countryside views
- Lounge opening to generous terrace with countryside views
- Kitchen/diner with Shaker style kitchen with solid walnut worktops
- Separate utility, feature family bathroom
- Three bedrooms, bedroom two with mezzanine
- Principal bedroom with en-suite and walk-in wardrobe
- Wood burner in lounge, Air Source underfloor heating
- Generous garden and terrace
- Completed in 2023 with remainder of six year Architects Certificate



Approximate total area⁽¹⁾

1149.49 ft²
106.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

sales@mapestategents.com

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.

