



MAP estate agents
Putting your home on the map

**Boquio Farm,
Wendron**

£190,000 Freehold



Description

An opportunity to purchase this large building with planning permission under class Q to adapt the current building to create what will become a three bedroom end terrace property and a mid-terrace three bedroom property (or the opportunity is there to submit new plans and put your own stamp on it). Situated in a lovely semi-rural location, it would provide two three bedroom properties with a small complex of other converted barns surrounded by fields where you can often see deer, a variety of birds and wildlife. Each property will have its own garden and parking, electric cabling is already laid in the ground to the car charging points (charging box not provided) and there is ample visitor parking and there is ample visitor parking. The Carpenters Shed is already connected to mains electric, there is water on site and private drainage and there is also an opportunity to acquire further amenity land. Further information can be found on the Planning Portal, reference number:- PA23/03700.

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 all less than two miles away, whilst the comprehensive college at Helston is about five miles away. Truro College is served by a regular bus service whilst further education is available at the expanding Tremough University in Penryn.

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 approximately 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 behind the half built one immediately on left. 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 What3words:-
fraction.craters.plugs



MAP's top reasons to view this home

- Fabulous peaceful rural location
- Development opportunity
- Planning Permission under Class Q
- Currently an unused agricultural building
- Will provide two three bedroom properties
- Already connected to services
- Parking bay and visitor parking
- Surrounded by fields
- Planning application number PA23/03700
- Can convert as is, or resubmit planning to suit own requirements

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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