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**Wendron,  
Helston**

**Monthly Rental Of £1,600**







**Burras,  
Wendron**

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## **Property Introduction**

Available immediately and unfurnished is this three/four bedroom converted barn.

With an impressive kitchen diner, the vaulted ceiling and exposed granite wall there is a wealth of charm and character not just to this room but throughout the barn conversion. A vast games room/office offers a unique space to an already desirable home.

A generous lounge with wood burner opens onto a terrace, whilst there is a potential of a principal bedroom suite or separate accommodation which can only be appreciated by an internal viewing, all being in a rural location yet still accessible to neighbouring towns.

## **Location**

Burras is a village south of Redruth on the B3297, as well as a wealth of local countryside walks there are good sporting and social activities to be found nearby including the water sports centre at Stithians Lake which is approximately five miles distant and the sailing waters along the Helford River are also nearby.

The parish of Wendron is made up of a number of small villages nestling amongst expansive countryside yet within a relatively short distance to the surrounding towns. While enjoying the tranquillity of the countryside you are conveniently located within five miles of Helston, Redruth and Camborne, all towns providing a wider range of retail outlets, cafes, restaurants and bars.

### **ACCOMMODATION COMPRISES**

As you turn into Burhos Farm the converted barns are on your left together with the designated parking. The restored granite barn with its light blue windows provides delightful kerb appeal.

A pathway leads you to your entrance door which opens to a welcoming reception hall. There are exposed granite walls and openings to both the kitchen/diner and lounge. Whilst the tiled flooring leads you to a shower room and two bedrooms with a cupboard housing the hot water cylinder.

Entering the kitchen/diner you cannot fail to be impressed with the vaulted ceiling with 'Velux' style windows and the exposed granite walls giving a sense for character. Perfect for entertaining there is a space for a large dining table with windows and double doors opening to the front garden while providing a wealth of natural light. The kitchen has a range of units with a central island incorporating a breakfast bar. A range cooker is provided with appliance recesses suitable for a fridge/freezer and dishwasher.

The two double bedrooms to the ground floor have carpeted flooring, electric heating and double glazed windows to the rear with deep slate sills.

A contemporary ground floor shower room has a fully enclosed cubicle with wash hand basin, window to side and inset lighting. In addition there is plumbing suitable for a washing machine, keeping the laundry out of the kitchen.

From the reception hall, steps down lead you to the lounge with the feature fireplace with wood burner and double doors opening onto the garden providing you with a choice of focal points; and a sense of a spacious and cosy room with built-in storage.

To the first floor there is a landing with doors leading to a further bedroom or potential dressing room. with a 'Velux' window, built-in emergency exit step with storage, built in wardrobe, carpeted flooring and electric heater completing the room.

The bathroom provides a white three piece suite comprising of a WC, panelled bath with fitted glass screen and vanity wash hand basin and storage. A 'Velux' window provides natural light, with a tiled floor and inset lighting.

The first floor accommodation is dominated by the further room which would make an impressive reception room or games room/office. Or as intended a first floor bedroom suite which would incorporate all of the first floor accommodation to one suite. A generous offering for a barn conversion.

## EXTERNALLY

There is parking to the front for two vehicles and a small lawn to the side of the pathway leading to the entrance door. A further pathway leads to the side of the building with a hard standing area. A small terrace area, ideal for Al fresco dining is in front of the lounge double doors.

## RESTRICTIONS

Ideally suited to a mature couple or professionals looking to live in a rural location, surrounded by countryside. Due to the rural location a car is a must and neighbouring a farm those with pets must have a considered approach to applying, due to livestock. Those in receipt of benefits must have a working guarantor.

## SERVICES

The property is served by mains water and electric. The septic tank is provided for drainage, with the cost of running spilt between the two barns, guidance on the use will be provided. There is no mains gas to the area. Council tax banding is currently being assessed.

## DIRECTIONS

Heading out of Redruth towards Helston along the B3297. Proceeding through Four Lanes, after approximately two miles you'll enter the village of Burras you drop down the hill take a sharp left into the lane. As you turn into Burhos Farm the converted barns are in your left and your designated parking. If using What3Words location point [///hubcaps.connected.bigger](http://hubcaps.connected.bigger)

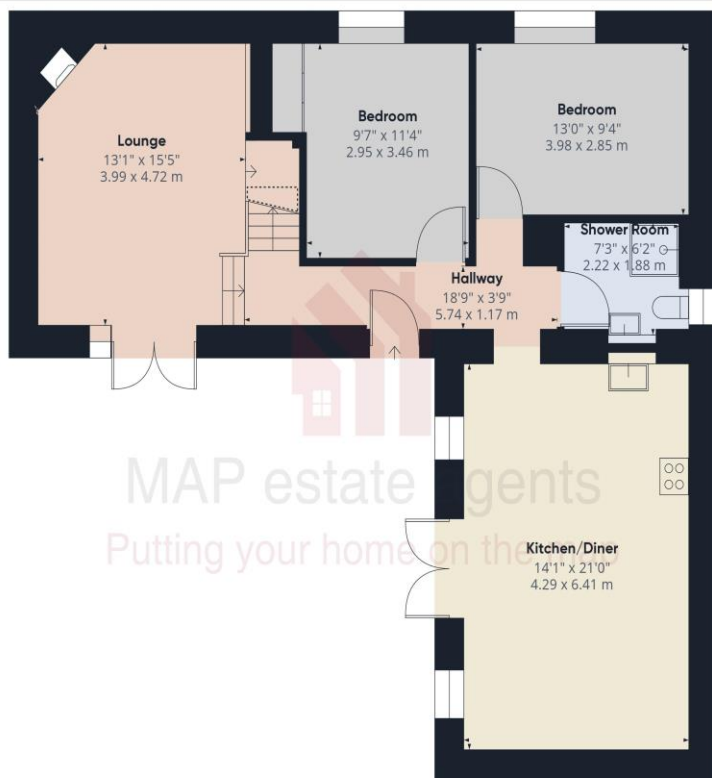


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Uniquely converted granite barn
- Three/four bedrooms
- Impressive vaulted ceiling kitchen/diner
- Lounge with feature fireplace
- Bathroom and shower room
- Popular rural village location
- Parking for two vehicles
- Nil deposit scheme



Ground Floor

Approximate total area<sup>(1)</sup>  
918.17 ft<sup>2</sup>  
85.3 m<sup>2</sup>

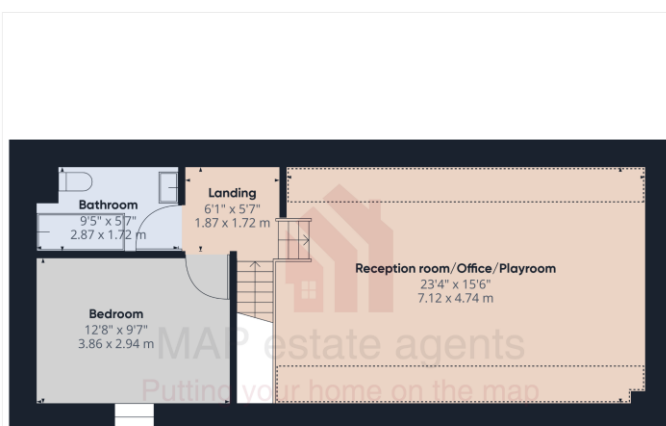
Reduced headroom  
9.12 ft<sup>2</sup>  
0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

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Floor 1

Approximate total area<sup>(1)</sup>  
577.38 ft<sup>2</sup>  
53.64 m<sup>2</sup>

Reduced headroom  
113.27 ft<sup>2</sup>  
10.52 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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