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**Boquio Farm,
Wendron, Helston**

**Offers Over £250,000
Freehold**





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Property Introduction

An opportunity like this does not come up very often, set on a small development of barn conversions in a beautiful tranquil spot at Farms Common, originally a piggery, this property is offered for sale chain free and with the option to live in it as it is or to demolish the en-suite and utility and/extend to create two new bedrooms with en-suite, utility, second bathroom, lounge and a separate kitchen (see planning references in Agent's note).

The new owner will own all the yard in front of the barn allowing right of access to one other barn (Little Croft). There is an enclosed private garden to the rear.

All works have been carried out and recently completed to obtain building control sign off.

Please note, land surrounding the property can be purchased by separate negotiation if required. Please liaise with MAP Estate Agents for further information.

Viewing by appointment only.

Location

This small development cannot be seen from the roadside until you approach along the driveway to the farm. The driveway opens to a small range of barn conversions, houses and parking surrounded by countryside and farmland providing a very unique and tranquil place to live, in fact, the agent often sees deer in the neighbouring fields and many different species of birds. 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 and 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.

Although rural in location, Helston, Redruth and Falmouth 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.

ACCOMMODATION COMPRISES

Entrance door opening to:-

OPEN PLAN LIVING SPACE 21' 7" x 12' 5" (6.57m x 3.78m)

An open plan living space with a lounge area and a kitchen to one end having a range of wall and floor mounted white gloss cupboards with worktop over incorporating a sink and drainer with tiled surround. Integrated oven and hob with extractor above. Exposed A-frame beams and two new electric wall hung heaters. Two 'Velux' windows, two wooden double glazed windows to the front elevation and door to garden. Door off to:-

BEDROOM 12' 5" x 10' 8" (3.78m x 3.25m)

Wooden double glazed window, Velux window. Wall hung electric heater. Exposed A-frame beams.

EN-SUITE SHOWER ROOM

Pedestal wash hand basin, shower cubicle and low level WC. Double glazed window. Tiled walls and tiled flooring. Electric heater, spotlighting and airing cupboard housing the immersion tank.

LEAN TO UTILITY 22' 2" x 8' 8" (6.75m x 2.64m)

Accessed from the outside and running along the length of the open plan living space. Electric sockets. Sink and drainer. Window to rear elevation.

AGENT'S NOTE

The original planning number for the current building is W2/PA06/02153F and the planning number for an extend/demolish is PA23/00698. Electric, water and private drainage are already connected. All works have been recently carried out and completed to obtain building control sign off. The Council tax band is currently being assessed.

Please note, land surrounding the property can be purchased by separate negotiation if required. Please liase with MAP Estate Agents for further information.

OUTSIDE

There is a yard in front of the barn allowing right of access to one other barn (Little Croft). There is an enclosed private garden to the rear.

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 two hundred 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 left 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:- mountains.sampler.awaited

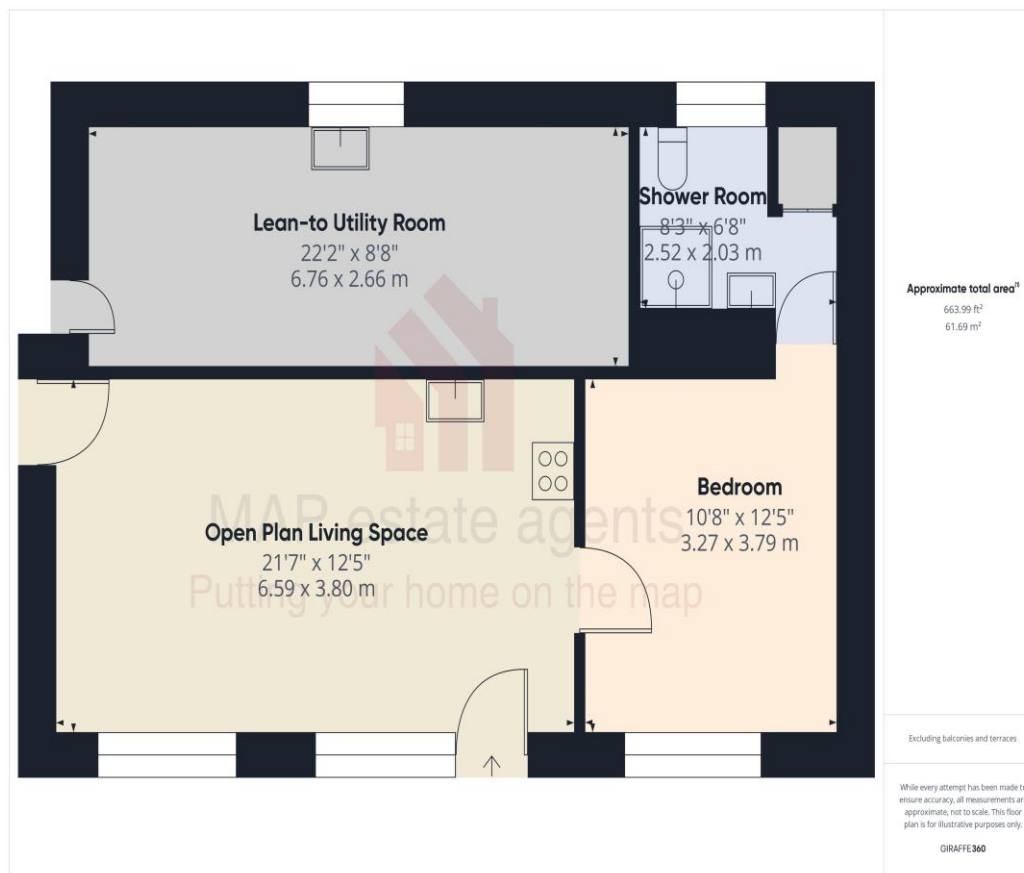


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	36
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- One bedroom barn conversion in a beautiful tranquil location
- Offered for sale with no onward chain
- Small development surrounded by fields
- Planning permission granted to alter and extend
- Planning to provide a two bedroom barn conversion with en-suite
- Open plan lounge/kitchen space
- Recently obtained building control sign off
- Connected to water, private drainage and electricity
- Ownership to include yard in front of property
- Private enclosed garden to side/rear



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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