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Burras, Wendron



## Burras, Wendron

Helston 5 miles | Redruth 5 miles | Camborne 6 miles | Portreath (north coast) 8 miles | Falmouth (south coast) 13 miles | Truro 17 miles | Newquay Airport 27 miles | Plymouth 66 miles | Exeter M5 99 miles (Distances are approximate)

Boasting far reaching countryside views, this beautiful barn conversion offers an abundance of character and charm. Set within an attractive courtyard of just five properties, the home enjoys a peaceful rural feel whilst remaining conveniently positioned for access to both Helston and Redruth.

Entrance hallway | Inner hallway | Living/dining room | Mezzanine/study | Kitchen | Three bedrooms - two en-suite on the ground floor | Garage with utility space | Parking | Gardens and countryside views

**£460,000**  
**Freehold**





## Property Introduction

The accommodation briefly comprises a welcoming entrance hall, an impressive dual-aspect living/dining room with exposed vaulted ceiling, 'Scan Stoves' wood-burning stove and a mezzanine study area above. There is a fitted kitchen, two ground floor double bedrooms each with en-suite facilities, a family bathroom and a first-floor double bedroom. Additional features include slate window sills, exposed ceiling beams, double glazing and oil-fired central heating.

Externally, the property provides parking for several vehicles along with an integral garage incorporating a useful utility space. The garden is a standout feature, enjoying an expansive lawn and a superb paved patio that make the most of the panoramic countryside outlook — an ideal space for entertaining, relaxing or simply appreciating the setting.

A viewing is highly recommended to fully appreciate the style, character and exceptional surroundings that this unique home offers.

## Location

'The Courtyard' is a select development of converted barns surrounded by open countryside on the edge of Burras village. The setting provides a wonderful balance of rural living with the convenience of nearby towns, facilities and transport links.

Burras is a rural hamlet on the edge of Wendron, a thriving village not far from Helston or Falmouth. Access to the rest of the county is good with road links to the main A30 trunk road about six miles away.

The city of Truro is approximately fifteen miles where you will find a vast range of national and independent retailers including Marks and Spencer and Waitrose. The mainline station at Redruth is approximately five miles and there is a regular service to London and the north of England. The coast is within a short drive. There are endless opportunities for country walks, horse riding, and rural pursuits in this part of Cornwall and water sports enthusiasts love Stithians Lake where there is a pub, cafe and sailing school and a range of water sports.

### ACCOMMODATION COMPRISES

uPVC double glazed door into:-

### ENTRANCE HALL

A wide entrance hallway with two built-in cupboards, one with shelf and a hanging rail, the other with coat hooks. Loft access, spotlights, tiled flooring and a step leading up to:-

### INNER HALLWAY

Two radiators, double glazed window to the front aspect with slate sill, carpet. Stairs up to bedroom three and doors off to:-

### KITCHEN 11' 10" x 7' 8" (3.60m x 2.34m) plus door recess

A fully fitted farmhouse style kitchen with a range of wall and base units to include drawers, roll edge work surfaces incorporating a four ring electric ceramic hob with extractor over and double oven beneath, sink and drainer unit with mixer tap over, tiled splash back and breakfast bar. Radiator, tiled flooring, integrated dishwasher and space for fridge/freezer, double glazed window overlooking the garden and beautiful rural views.



**LIVING/DINING ROOM 25' 4" x 15' 9" (7.72m x 4.80m)**

An impressive dual aspect room boasting plenty of charm with a vaulted ceiling and wooden ceiling beams and exposed granite stone walls. Focusing on a 'Scan Stove' feature log burner, two double glazed windows to the rear aspect both with slate sills and three double glazed windows to the front aspect all with slate sills. A double glazed door leads out to the rear garden, two radiators, carpeted flooring and stairs leading up to:-

**MEZZANINE 11' 3" x 9' 6" (3.43m x 2.89m) reduced head height to two sides**

A fantastic space perfect for occasional guests or an office with a wooden banister overlooking the charming living room. Spotlights, carpet and a double glazed 'Velux' window.

**BEDROOM ONE 14' 1" x 10' 10" (4.29m x 3.30m) L-shaped, maximum measurements**

A good size double bedroom with radiator and carpet. Double glazed window to the rear aspect, door and step up into:-

**EN-SUITE SHOWER ROOM**

Fitted with a shower cubicle housing an electric shower, pedestal wash hand basin with tiled splash back, mirror and light over and a low level WC. Heated towel rail, extractor fan, spotlight and a double glazed window.

**BEDROOM TWO 16' 1" x 9' 2" (4.90m x 2.79m) maximum measurements**

A double bedroom with radiator and carpet. Double glazed window to the side aspect and door into:-

**EN-SUITE**

Fitted with a shower cubicle housing a mains fed shower, pedestal wash hand basin with tiled splash back, mirror and light over and a concealed cistern low level WC. Tiled flooring and extractor fan.

**SHOWER ROOM**

A well appointed modern three piece shower suite comprising double shower cubicle with tiled surround, WC and wash hand basin with fitted drawer unit. Tiled floor, tiled walls, heated towel rail, obscure double glazed window with slate sill.

**BEDROOM THREE 16' 1" x 12' 11" (4.90m x 3.93m) maximum measurements, reduced head height to two sides**

A good size double bedroom with built-in cupboards, carpet and spotlights. Double glazed 'Velux' window and a wood frame double window to the side aspect.

**PARKING**

To the front of the property there is a paved area providing off-road parking for numerous vehicles and a path leads up to the front door.

**GARDENS**

A paved patio leading from the living room opens onto an expansive lawned garden which continues to the side giving a rear access into the garage. The garden borders adjoining fields giving a full open green aspect. The garden is mainly laid to lawn and has uninterrupted stunning rural views. A path leads to the side of the property where you can find a further lawn as well as the oil tank and a small wooden gate leads to the front of the property.

**GARAGE 17' 3" x 12' 9" (5.25m x 3.88m) plus recess**

A large garage with concrete floor, wooden double doors and single wooden door to the front aspect with an additional wooden door to the side aspect. There is a utility area to include roll edge work surface with sink and drainer unit, space and plumbing for a washing machine and a tumble dryer. Oil fired boiler and fluorescent strip light.

**SERVICES**

Mains electricity and mains water. Private drainage (septic tank). Oil fired central heating.

**AGENT'S NOTE**

The Council Tax band for this property is band 'C'.

**DIRECTIONS**

Travelling on the B3297 from Redruth towards Helston, continue through Burras village and out the other side where the turning for 'The Courtyard' can be found approximately 150 yards along on your left hand side. If Using What3Words:-guideline.fond.blues



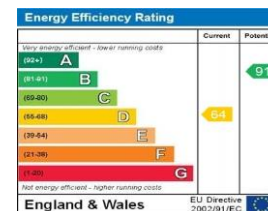




Ground Floor



Floor 1



Approximate total area<sup>m</sup>

146.3 m<sup>2</sup>

1576 ft<sup>2</sup>

Reduced headroom

9.3 m<sup>2</sup>

100 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## MAP's Top reasons to view this home

- Beautiful barn conversion
- Impressive living space with vaulted ceiling
- Two ground floor en-suite bedrooms
- Further converted attic room (currently used as a third bedroom)
- Mezzanine office space
- Panoramic rural views
- Double garage with utility area
- Oil central heating
- Double glazing
- Lovely lawned garden

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01736 322200 (St Ives & Hayle)

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

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