



Trevenen Farmhouse



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Trevenen, Helston, Cornwall, TR13 0NE

Helston 2.5 miles Falmouth 7 miles Truro 14 miles

A quality period farmhouse with adjoining self-contained annexe, separate two bedroom residential converted barn, outbuildings and gardens

- Income Potential
- Well-Presented 3-Bedroom Farmhouse
- 1-Bedroom Adjoining Self-Contained Cottage
- Detached 2-Bedroom Converted Barn
- Garage and Outbuildings
- Courtyard, Parking and Gardens
- Freehold
- Council Tax Bands A, C and D

Guide Price £795,000

SITUATION

Trevenen Farmhouse is situated within the hamlet of Trevenen, through which the A394 runs linking Helston and The Lizard Peninsula with Falmouth and Truro.

DESCRIPTION

The sale of Trevenen Farmhouse presents a tremendous opportunity to purchase a property with a number of assets and a great deal of versatility. There is a main 3 or 4 bedroom character farmhouse, an adjoining 1 bedroom self-contained cottage (Periwinkle Cottage) and a second detached 2 bedroom converted residential barn (The Barn) - all set within expansive car parking areas and gardens with stone outbuildings and garage. The property therefore offers income potential through residential or holiday letting and will also be of interest to parties interested in multi-generational living.

TREVENEN FARMHOUSE

On the ground floor is a light Kitchen with comprehensive U-shaped range of units which opens to a good sized Dining Room with oil-fired Aga set in a fireplace recess, and which in turn opens to a superb and well-proportioned front Sun Room providing an attractive outlook to the garden. Off is a Living Room with granite fireplace with inset wood-burner and clome oven and at the rear a useful multi-functional room – currently used as a Boot Room, but could be a ground floor 4th Bedroom as there is an adjoining Shower Room.

On the first floor, around a three-way split Landing, are three good Double Bedrooms and a spacious Family Bathroom with P-shaped bath with shower and screen over, close coupled wc and vanity washbasin with splashback tiling with cabinet and mirror over and chrome wall mounted towel radiator.



PERIWINKLE COTTAGE

The cottage adjoins Trevenen Farmhouse and presents an enclosed Entrance Porch with triple aspect which leads through to a good sized Kitchen and Dining Room with Shaker style range of base and eye level units and stairs off to the first floor. At the rear on the ground floor is a well-proportioned Living Room.

On the first floor is a light and airy Double Bedroom with corner fully tiled En Suite Shower Room.

OUTSIDE

Immediately to the rear of the farmhouse is a spacious paved seating area and a superb timber and bitumen felt hexagonal enclosed Barbeque Lodge with central fire/grill area and surround seating.

To the front is a wall enclosed open lawn garden with well stocked shrubbery beds and outside to the front of Periwinkle Cottage is a seating area.

THE BARN

A detached converted residential barn with, on the ground floor, an Entrance Hall with stairs off to the first floor and doors to all the ground floor rooms. These include a well fitted traditional style Kitchen/Dining Room, a good sized Sitting Room with corner multi-fuel burner set on granite hearth and a contemporary Shower Room.

On the first floor, either side of a small Landing with eaves storage are two Double Bedrooms (part restricted ceiling height) - both with eaves storage and fitted bedroom furniture.

OUTSIDE

Adjacent to the house, Periwinkle Cottage and The Barn, are ample car parking areas. To the rear of The Barn is a terraced granite walled lawn garden.

Within the grounds is a detached granite and galvanised iron Outbuilding, a Potting Shed and a single storey Stone Barn with attached Garage with double vehicular doors. (It is considered there may be some potential to convert the latter building, subject to all necessary consents and approvals).

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. 24 hours' notice will be required please.

DIRECTIONS

Travelling south-west bound on the A394, drive through the villages of Longdowns, Rame, Edgcombe and Manhay. On reaching Trevenen, pass A1 Car Sales on the left-hand side and after about a further 250 yards, the entrance to Trevenen Farmhouse will be seen on the right-hand side (just before the turning to the right towards Trevenen Bal).

SERVICES

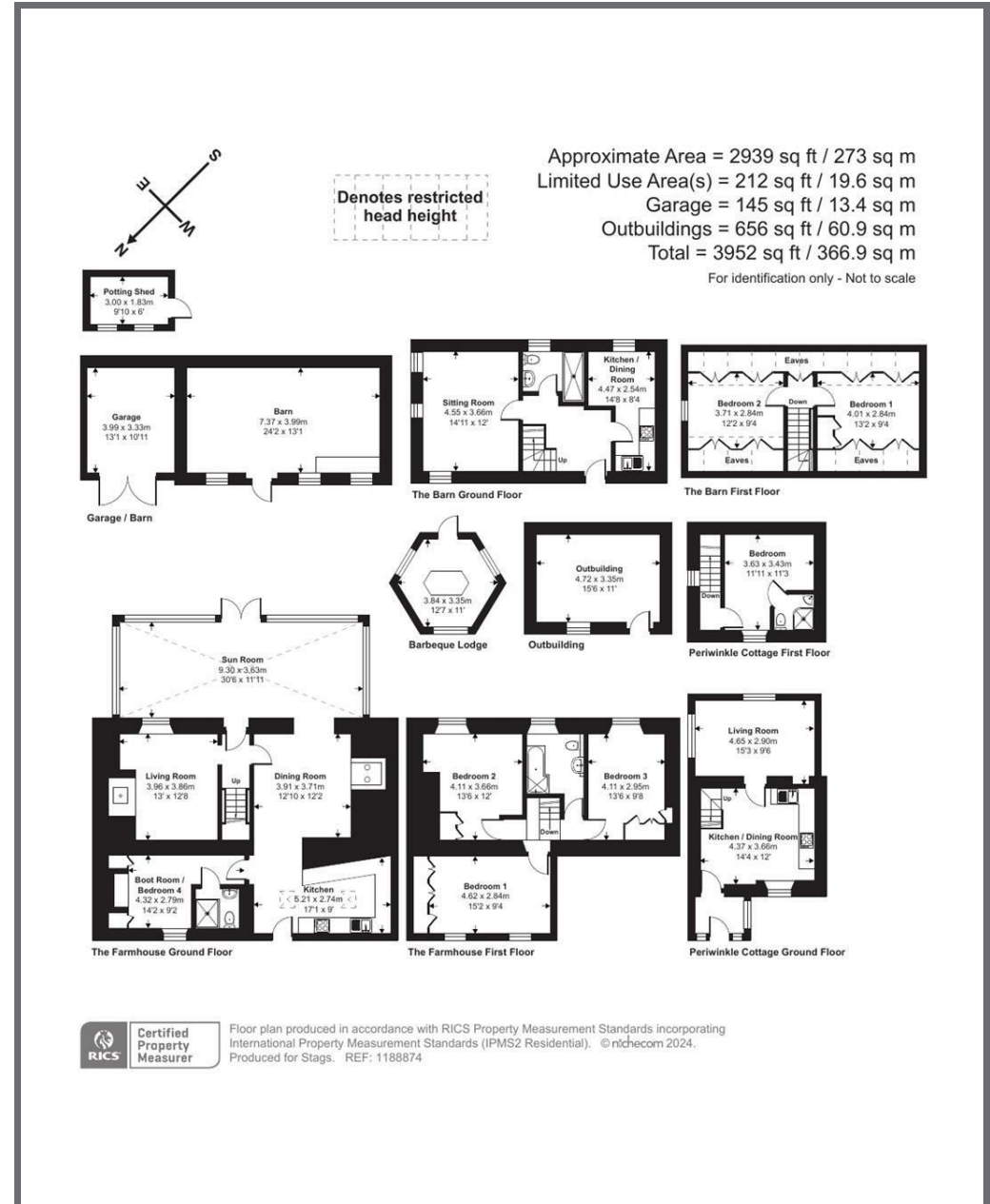
Mains water and electricity connected. Private drainage via septic tank (type unknown). Oil central heating to the farmhouse. Electric central heating to Periwinkle Cottage. Night storage heating to The Barn. Standard and Ultrafast Broadband available (Ofcom). Mobile coverage inside - limited from EE, O2, Three and Vodaphone and outside - likely to be available outside from EE, O2 and Three and Vodaphone (Ofcom).

COUNCIL TAX BANDS

Trevenen Farmhouse: Band D. Periwinkle Cottage: Band A. The Barn: Band C.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 49 | 72 |
| England & Wales | | EU Directive 2002/91/EC | |

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