



LOT 1

Trevenen Farmhouse (Whole)



Trevenen Farmhouse

Trevenen, Helston, Cornwall, TR13 0NE

Helston 2.5 miles Falmouth 7 miles Truro 14 miles

A quality period farmhouse with adjoining self-contained annexe, garden, garage, outbuilding (Lot 1), and two bedroom residential converted barn, outshed and garden (Lot 2)

- Lot 1 (Red)
- 1-Bedroom Adjoining Self-Contained Cottage
- Garage and Outbuildings
- Detached 2-Bedroom Converted Barn
- Freehold
- Well-Presented 3-Bedroom Farmhouse
- Garden
- Lot 2 (Blue)
- Garden, Parking & Stone Outshed
- Council Tax Bands A, C and D

Guide Price £775,000

METHOD OF SALE AND GUIDE PRICES

Guide Prices: LOT 1 (Red) £550,000. LOT 2 (Blue) £225,000

The property is offered for sale by private treaty, as a whole or in two Lots. Please note: Solicitors on the sale Lot 2 will not be instructed before Lot 1. It is a condition of the sale that exchange of contracts on the sale Lot 1 to take place either before, or at the same time, as exchange of contracts on the sale of Lot 2.

SERVICES

LOT 1: Mains water and electricity connected. Private drainage via septic tank (type unknown) to be shared with Lot 2. Oil central heating to the farmhouse. Electric central heating to Periwinkle Cottage.

LOT 2: If sold separately, the vendor will connect a sub meter on the mains water supply to The Barn prior to exchange of contracts, and the purchaser of Lot 2 will be responsible for paying the owner of Lot 1, for all mains water used at SWW plc rates. Night storage heating. Private drainage via septic tank (type unknown) to be shared with Lot 1.

Standard and Ultrafast Broadband available (Ofcom). Mobile coverage inside - limited from EE, O2, Three and Vodafone and outside - likely to be available outside from EE, O2 and Three and Vodafone (Ofcom).

SITUATION

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



LOT 1 (RED) - 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 dome 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 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.

To the west of the house is a spacious carking and turning area for several vehicles, 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).

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.

LOT 2 (BLUE) 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.

To the rear of The Barn is a terraced granite walled lawn garden and to the front a gravelled carparking area and attractive granite and galvanised iron Outbuilding.

COUNCIL TAX BANDS

LOT 1: Trevenen Farmhouse: Band D. Periwinkle Cottage: Band A.

LOT 2: The Barn: Band C.

RIGHT OF WAY

Lot 2 will be granted a right of way between points A and B as shown on the plan for identification purposes only.

BOUNDARIES

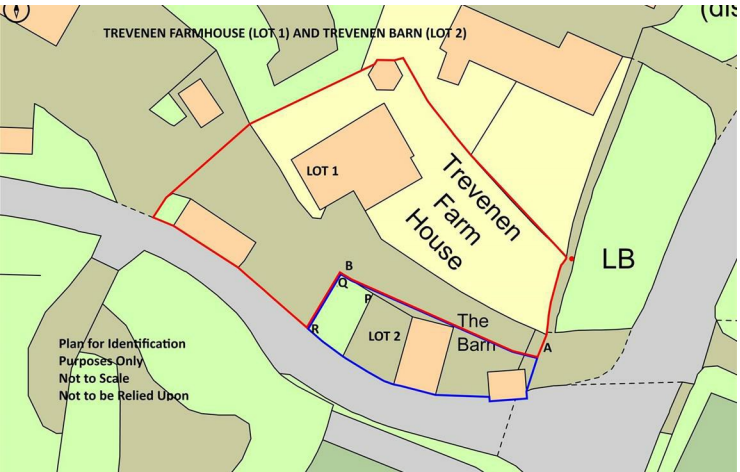
The purchaser of Lot 2 to erect a 2 metre above ground level high solid timber fence between points P, Q and R as shown on the attached plan for identification purposes only. within two months of completion.

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).



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		
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		EU Directive 2002/91/EC

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