



## 2 Tregowris Court Tregowris, Helston, TR12 6PT

£135,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## 2 Tregowris Court Tregowris

- AVAILABLE FOR THE FIRST TIME IN OVER TWENTY YEARS
- TWO BEDROOM BARN CONVERSION
- VAULTED BEAMED CEILING
- UNDERFLOOR HEATING TO THE BATHROOM
- ENCLOSED FRONT GARDEN AND ADDITIONAL SHARED GARDEN AREA
- ALLOCATED PARKING SPACE
- FREEHOLD
- EPC - E50
- COUNCIL TAX BAND A











Nestled in the tranquil rural hamlet of Tregowris, near the bustling village of St. Keverne, this delightful single storey two bedroom barn conversion sits within the well regarded holiday development of Tregowris Court.

Available for sale for the first time in over twenty years, 'Helford' offers an exciting opportunity for those seeking a peaceful rural bolthole or a holiday let / Airbnb style investment.

The interior boasts a light and welcoming open plan living space with a vaulted beamed ceiling and a well equipped contemporary fitted kitchen and dining area. With two comfortable bedrooms and a nicely appointed modern shower room, 'Helford' would seem ideal for a couple or small family seeking a peaceful escape from the hustle and bustle of everyday life.

Outside, residents can either sit out in the sunny front garden, or enjoy the well tended communal garden and patio area that offers a lovely open outlook over surrounding fields and countryside. A perfect place to sit out and relax or enjoy a summer barbecue.

The residence benefits from an allocated parking space, electric heating, double glazing and underfloor heating to the shower room.

In brief, the accommodation comprises an open plan lounge, kitchen and dining area, a shower room and two bedrooms.

Tregowris is a quaint rural hamlet close to the village of St. Keverne, which boasts a good range of amenities including a doctors surgery, butchers, general store, primary school, two public houses and a church. The Lizard Peninsula is an Area of Outstanding Natural Beauty, famed for its beautiful, rugged coastline, lovely sandy beaches and wonderful cliff top walks. The nearby town of Helston offers a range of more extensive amenities including national stores, health centre, cinema and a leisure centre with swimming pool.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Covered Porch

With stable door to



### LOUNGE / KITCHEN / DINING ROOM 16'x10' (4.88mx3.05m)

A lovely dual aspect, open plan living space with a vaulted ceiling, wood effect luxury vinyl flooring, electric consumer unit, wall mounted lighting, a large window with outlook to the front garden and a side hatch to the loft area

### KITCHEN AREA

Nicely appointed with solid wood working top surfaces, with matching up stands, incorporating a sink with a mixer tap over and an electric hob with extraction fan over. There are a useful range of base units and drawers with wall cupboards over and a window to the rear aspect. Integrated appliances include an electric oven, fridge, washing machine and a tumble dryer. The range of drawers and cupboards under and wall cupboards over with wooden matching up stands. Opening to

### INNER HALLWAY

### SHOWER ROOM

### SHOWER ROOM

Well appointed with underfloor heating and a modern suite comprising a low level w.c, a wall mounted pedestal wash hand basin and a corner shower cubicle with a thermostatic shower. Contemporary tiling to the floor and walls, electric down flow heater, extractor and a frosted window to the rear aspect

### BEDROOM ONE 12'4 x 6'8 (3.76m x 2.03m)

Double bedroom with sunny outlook and window to the front garden

### BEDROOM TWO 8'9 x 7'6 (2.67m x 2.29m)

With window to rear aspect and open storage area with shelving and hot water cylinder.

### OUTSIDE

The residence has the benefit of an allocated parking space, beyond which a pathway leads into the front garden and a pleasant area of lawn in which to sit out and enjoy the sunny outlook.

Beyond the allocated parking area and courtyard, lies a well tended communal garden and patio area which has a lovely open rural outlook.

### SERVICES

Mains water electricity and private drainage.







#### **AGENTS NOTE ONE**

The property is to be used for holiday purposes only and is not suitable for permanent residential accommodation. The property cannot be occupied at all between 7th January and 11th February each year.

#### **AGENTS NOTE TWO**

We are advised that the property is currently operating as an Airbnb holiday let and that as such the contents may be available by separate negotiation.

#### **AGENTS NOTE THREE**

Our owners advise us that the annual service charge is currently £115.00 which includes insurance and communal maintenance

#### **AGENTS NOTE FOUR**

We are advised that the construction of the property is such that it may not be mortgageable to a number of lenders. Buyers should make their own enquiries and satisfy themselves in this regard.

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **VIEWING**

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

#### **COUNCIL TAX BAND**

Council Tax Band A

#### **WHAT THREE WORDS**

///spokes.laminated.hotdog

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE - PURCHASERS**

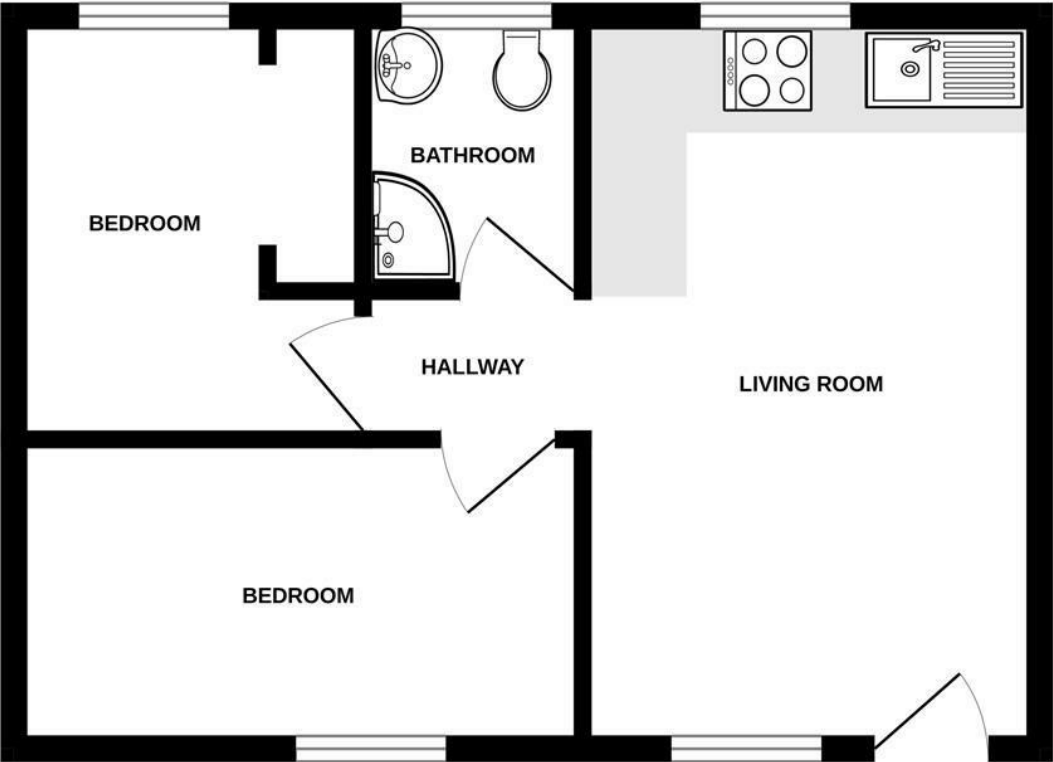
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

28th March 2025



GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 361 sq.ft. (33.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>50</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lesser details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





## Christophers Estate Agents

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