



## 2 Boquio Farm, Farms Common, TR13 0JH

£425,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## 2 Boquio Farm

- OUTSTANDING NEW BUILD
- PERFECT BLEND OF MODERN LUXURY AND COUNTRY LIVING
- BEAUTIFULLY APPOINTED KITCHEN
- REVERSE-LEVEL LAYOUT
- MASTER BEDROOM SUITE BOASTING A FABULOUS EN-SUITE SHOWER ROOM
- LOW MAINTENANCE FRONT GARDEN
- AIR SOURCE HEATING (UNDERFLOOR ON THE GROUND FLOOR)
- FREEHOLD
- COUNCIL TAX – NOT YET ALLOCATED
- EPC- PENDING









Recently completed to an impeccable standard, this outstanding new build offers the perfect blend of modern luxury and country living. Thoughtfully designed for versatility, whether for family life or entertaining, the highlight of the home is the magnificent, light-filled living space enjoying panoramic rural views to both the front and rear.

At the heart of the home is a beautifully appointed kitchen, featuring a stylish design with a Rangemaster range oven, integrated appliances, and elegant stone worktops. Oak-framed glazed sliding doors connect the kitchen to the expansive lounge, allowing you to create a seamless open-plan space when entertaining or a cosy, private retreat when relaxing.

The reverse-level layout sees the first floor completed by a luxurious, contemporary shower room. Downstairs, there are three double bedrooms, including a master suite boasting a fabulous en-suite shower room finished with striking large-format dark green marble-effect tiles. A further high-specification family bathroom and a practical utility room complete the ground floor.

Externally, the property is approached via a low-maintenance front garden, with steps leading to the welcoming front door. An allocated off-road parking area is provided adjacent to the property, and beyond this lies a fully enclosed garden backing onto open farmland – the perfect spot to relax and unwind in nature or cultivate your own produce.

Built with an emphasis on quality and comfort, features include air source heating (underfloor on the ground floor) and sleek anthracite vertical radiators in the kitchen and living space. Enjoying glorious countryside views yet benefiting from excellent access to nearby major towns and the A30, this is an ideal home for families or active retirees seeking the best of rural living without compromise.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### DOOR WITH SIDE SCREEN TO ENTRANCE HALLWAY

##### ENTRANCE HALLWAY

With oak staircase rising to the first floor and doors to various rooms.

##### BEDROOM ONE 10' x 9' (3.05m x 2.74m)

With a window to the front and sliding door to the en-suite shower room.

##### SHOWER ROOM 8'9" x 4'3" (maximum measurements) (2.67m x 1.30m (maximum measurements))

A stunning en-suite shower room finished in stylish large form dark green marble effect tiles to the floor and walls, with a walk-in cubicle with drench head and hand held wand, concealed cistern low level w.c. and wash hand basin in vanity with useful storage drawers below. Chrome effect heated towel rail and obscured window to the front.



#### **BEDROOM TWO 13'3" x 10'4" (4.04m x 3.15m )**

With a window to the side.

#### **BEDROOM THREE 10'3" x 9'7" (3.12m x 2.92m)**

With feature double window to the rear.

#### **FAMILY BATHROOM 7'7" x 5'7" (2.31m x 1.70m)**

Tiled to the floor and walls with stylish large form pale grey tiles. A suite comprising of a deep bath with water fall shower over and low level concealed cistern w.c., wash hand basin in vanity unit with storage below. Chrome effect ladder style towel rail.

#### **UTILITY ROOM 6'6" x 6'2" (1.98mx 1.88m)**

A useful room with space and plumbing for a washing machine and space and point for condenser tumble drier. Stainless steel sink and drainer with mixer tap set in attractive worksurface with matching upstands. External door to the side.

#### **FIRST FLOOR LANDING**

Anthracite grey radiator, loft access and doors to various rooms.

#### **KITCHEN 14'1" x 14'1" (4.29m x 4.29m)**

A stunning kitchen, beautifully fitted and finished in a classic sage green with black handles and white stone worktops over. Offering a comprehensive range of storage, to include cupboards, a larder style cupboard, deep pan drawers and integrated refuse and recycling centre. Inset stainless steel sink and integrated drainer. Appliances to include a Rangemaster professional+ range oven with stone splashback, filter and light above. Integrated fridge freezer and integrated full sized dishwasher. Feature triple window to the rear, offering fantastic far reaching countryside views and contemporary style vertical anthracite radiator. Sliding glazed oak doors to the lounge.

#### **LOUNGE 21'1" (maximum, reducing to 17'9" minimum) x 16' (6.43m (maximum, reducing to 5.41m minimum) x 4.88m)**

A stunning light flooded room with feature triple window to the front overlooking the adjacent farmland. A wonderfully versatile room which connects seamlessly to the kitchen when hosting or close the doors and cosy up on a winter evening. With two vertical anthracite radiators and an inset area perfect as a home work space.

#### **SHOWER ROOM 7'7" x 5'8" (2.31m x 1.73m)**

A contemporary and stylish shower room finished with charcoal grey large form tiles to both the floor and the walls with a generous walk-in shower with a drench head, wash hand basin in vanity unit with drawers below and concealed cistern low level w.c. Window to the rear and chrome effect ladder style radiator.

#### **OUTSIDE**

To the immediate front of the property is a decorative gravelled area with steps leading down to the front door. There is an adjacent area of off road parking and beyond this is the enclosed garden area.





#### **SERVICES**

Mains electricity and water. Private Drainage. Air source heating, underfloor to the ground floor and radiators to the first floor.

#### **DIRECTIONS**

Leave Helston on the Redruth road – continue for approximately 5 miles, you will see a grey cottage called Kenap Cottage next to a left hand turning. Take this turning and continue until seeing a concrete lane on your left hand side with a metal five bar gate to the right of the lane. Continue down this lane until arriving at the property where you will see the parking on the right hand side just past a large green farm building.

#### **VIEWING**

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

#### **COUNCIL TAX**

Council Tax Band not yet allocated.

#### **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/>

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

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

#### **PROOF OF FINANCE – PURCHASERS**

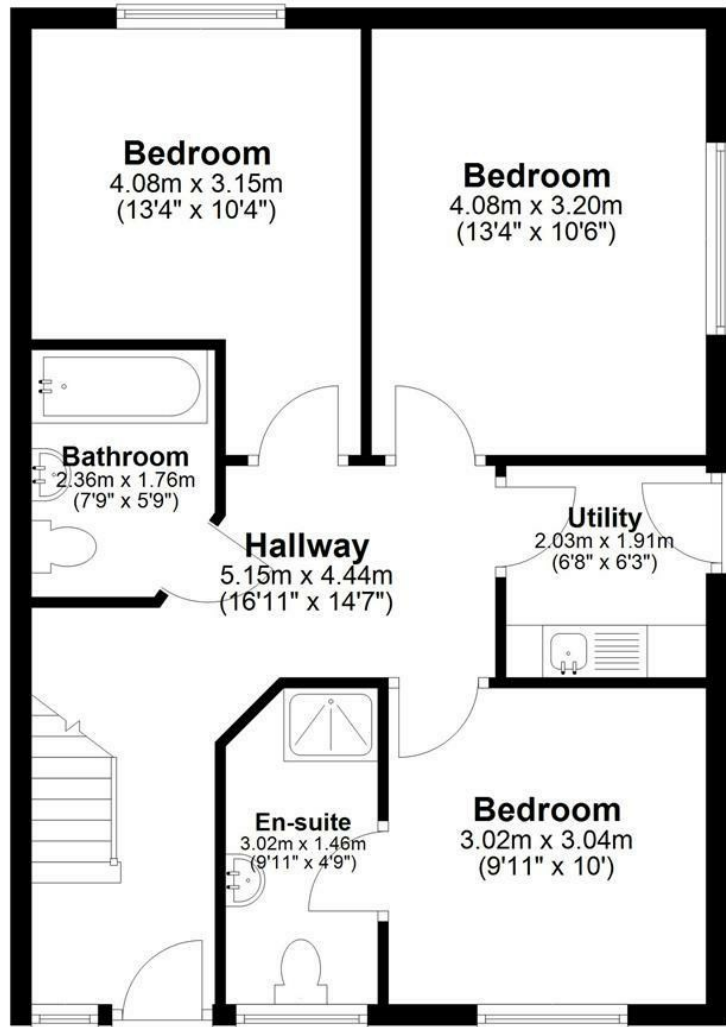
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

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

30th April 2025.

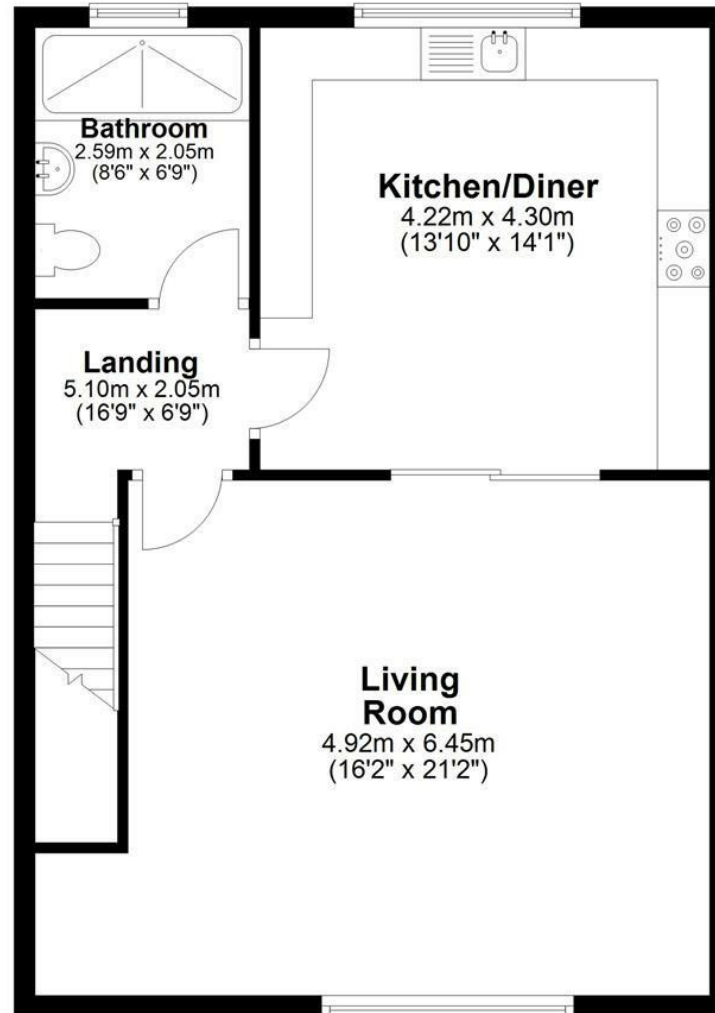
## Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



## First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 119.8 sq. metres (1289.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>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 fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease 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

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS