



Plot 1 Boquio Farm, Farms Common, TR13 0JH
£425,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Plot 1 Boquio Farm

- THREE BEDROOM, THREE BATHROOM SEMI DETACHED PROPERTY
- RECENTLY COMPLETED AND MOVE IN READY
- AIR SOURCE HEATING UNDERFLOOR TO THE GROUND FLOOR
- STYLISH KITCHEN WITH RANGEMASTER OVEN
- LUXURIOUS FAMILY BATHROOM AND SHOWER ROOMS
- PARKING AND GARDEN
- RURAL YET CONVENIENT LOCATION
- FREEHOLD
- COUNCIL TAX BAND NOT YET ALLOCATED
- EPC PENDING

Nestled within a rural complex of converted barns and high quality new builds, this newly completed three bedroom, three bathroom semi-detached home offers an exceptional blend of countryside tranquility and modern living. Surrounded by open farmland and enjoying easy access to Helston, Camborne, Redruth, and the A30, this is a rare opportunity to enjoy the best of both worlds.

The standout feature of the home is the superb living space on the first floor. A stunning dual aspect kitchen is the heart of the home, beautifully appointed with navy cabinetry, marble-effect stone worktops, and stylish black hardware. A Professional+ Rangemaster oven, integrated fridge freezer, and dishwasher complete the high-spec finish. This space flows seamlessly into the expansive lounge through a pair of glazed oak sliding pocket doors, allowing for flexible open-plan living when entertaining or a cosy feel when simply relaxing. The lounge is bright and inviting, with a triple window framing views over an adjacent field.

Completing the first floor is a striking shower room, styled with large format charcoal tiles and a generous walk-in shower.

The ground floor hosts three bedrooms, including a luxurious suite with a sleek en-suite shower room finished with large form jade green marble effect tiles. The further two bedrooms are served by a calming family bathroom featuring natural stone effect tiles, a waterfall shower over the bath, the perfect place to fresh and relax after a busy day. A practical utility room with external access completes the ground floor.

Outside, the property offers adjacent off-road parking with an enclosed garden beyond the parking area laid to lawn, backing onto open fields, ideal for enjoying outdoor space.

Perfect for those seeking a high-quality home in the countryside without compromising on convenience, this beautifully finished property offers a lifestyle of comfort, connection, and calm.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door, with frosted 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 window to front and sliding door to en suite.

EN SUITE 8'9" x 4'4" (2.67m x 1.32m)

A beautifully finished en suite being fully tiled to both walls and floor. With stunning large form jade green tiles. Walk-in shower with a domestic hot water shower with drench head and hand held wand, concealed cistern, low level W.C. and wash handbasin with mixer tap in vanity unit with drawer storage below. Chrome effect ladder style radiator and obscured window to front.

BEDROOM TWO 13'3" x 10'3" (4.04m x 3.12m)

With window to side.

BEDROOM THREE 10'3" x 9'6" (3.12m x 2.90m)

With window to rear.

FAMILY BATHROOM 7'7" x 6'4" (2.31m x 1.93m)

A tastefully finished room offering a calm environment in which to relax and refresh at the end of a busy day. Fully tiled to both floor and walls with attractive natural, large form tiles. Bath with domestic hot water shower with drench head over, concealed cistern low level W.C., wash handbasin in vanity unit with drawer storage below, chrome effect heated towel rail, wall mounted mirror with integrated LED lighting.

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

A superb practical room with exterior door to side. Work surface with stainless steel sink and drainer with cupboard below. Space and plumbing for washing machine and space and point for condenser tumble dryer.

FIRST FLOOR LANDING

With contemporary anthracite radiator, loft access and doors to various rooms.

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

A wonderful, dual aspect room with triple windows to side and to rear. Fitted with a stylish navy kitchen comprising base units including drawers and deep pan drawers topped with white marble effect stone worktops and finished with understated black handles. With a Rangemaster Professional Plus oven with filter and light over, integrated fridge/freezer and integrated dishwasher. Vertical anthracite radiator and sliding oak and glazed pocket doors to lounge.

LOUNGE 21'1" max reducing to 17'9" min x 16'1" (6.43m max reducing to 5.41m min x 4.90m)

With triple window to front overlooking an adjacent field, two vertical anthracite radiators.

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

A statement shower room being fully tiled to both floor and walls with large form charcoal tiles. Large walk-in shower with drench head and hand held wand, wash handbasin set into a vanity unit with drawers below, concealed cistern low level W.C. and chrome effect heated towel rail, wall mounted mirror with integrated LED lighting and frosted window to the rear.

OUTSIDE

Approach the property from the front via a set of attractive stone steps leading to the front door. To the side of the property is a low maintenance garden which is currently gravelled with a pedestrian access path and gate to the side, whilst to the rear is a plant house containing the air source heat pump. There is an adjacent area of off road parking and beyond this, is the enclosed garden area which is laid to lawn and backs onto farmland.

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.

AGENTS NOTE

Prospective purchasers should be aware that the floorplan on this brochure is a mirror image of the neighbouring property.

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 to be 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

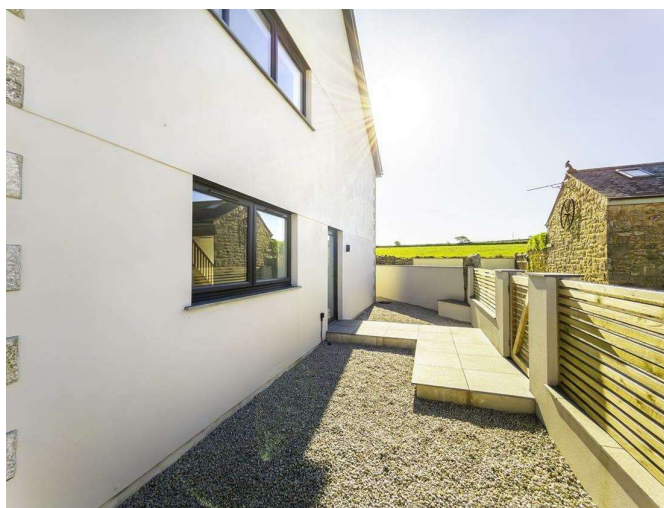
We are required by law to ask all purchasers for verified ID prior to instructing a sale

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

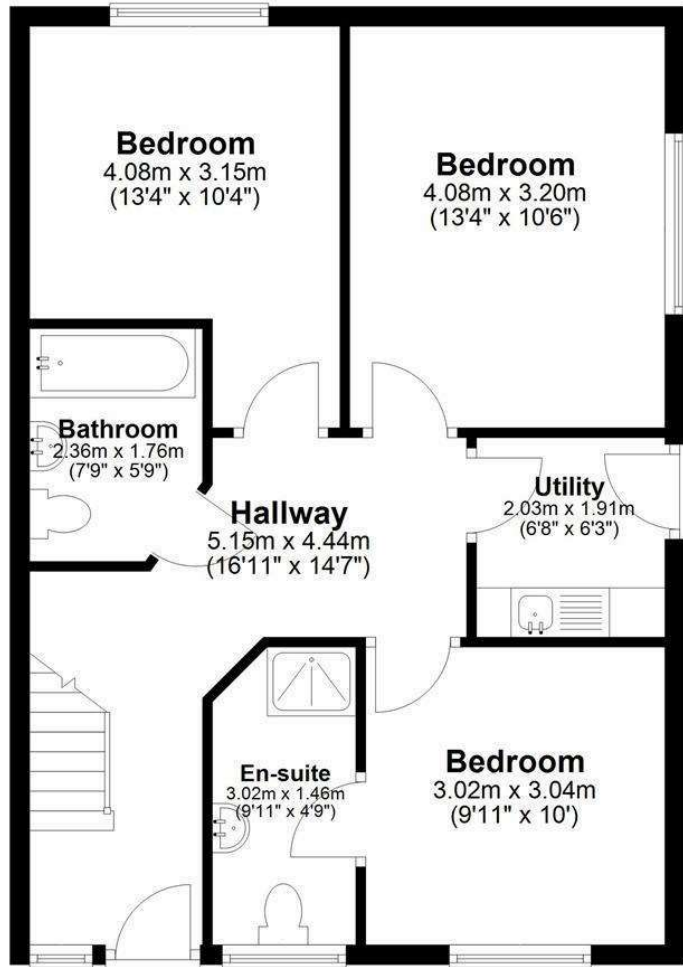
24th June, 2025.





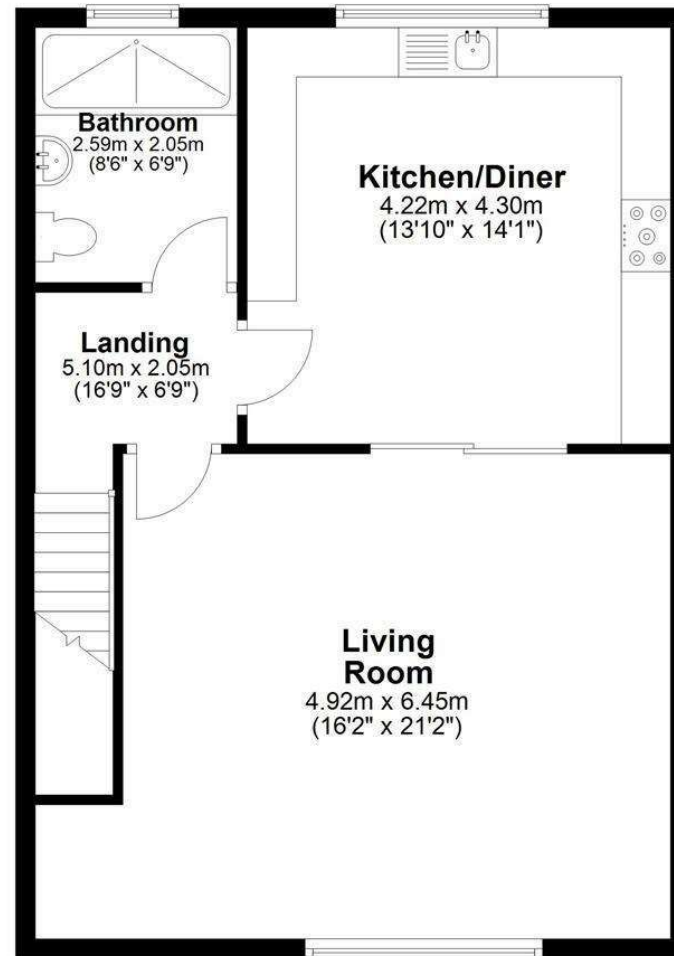
Ground Floor

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) 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

These particulars are set out as a general outline in accordance with the Property Information Act (2011) 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 carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as terrace and lawn 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 | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS