



## Long Barn 3 Trelill Court, Trewennack, TR13 0PG

£325,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS



## Long Barn 3 Trelill Court

- NEWLY RENOVATED
- SEMI-DETACHED BARN CONVERSION
- DEVELOPMENT OF SIX BARNES
- TASTEFULLY CONVERTED PROPERTY
- OIL FIRED CENTRAL HEATING
- ATTRACTIVE LOCAL STONE FACADE
- FREEHOLD
- COUNCIL TAX - awaited
- EPC - awaited

An opportunity to purchase a newly renovated, semi-detached barn conversion in the rural Cornish hamlet of Trewennack, close to the market town of Helston.

The residence, which is part of a development of six barns, has been tastefully converted by a well respected local developer. Offering many refinements of modern living, from a newly fitted kitchen to oil fired central heating, the property has an attractive local stone facade and is well proportioned.

In brief, the accommodation which is arranged into reverse level comprises, on the first floor, a lounge/diner and kitchen. On the ground floor is a hall, bathroom and two bedrooms. To the outside is a good sized rear garden which is mainly laid to lawn. To the front of the residence are flower beds and a cobbled courtyard. Parking is provided at the rear of the residence for two vehicles.









Trewennack is a rural hamlet a short distance from the market town of Helston. The hamlet is renowned for its well established horticultural show. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

Steps up and door to the lounge/diner.

#### **LOUNGE/DINER 20' x 11'6" (6.10m x 3.51m)**

A dual aspect room with an outlook to the front and rear. Stairs descend to the ground floor, whilst there is a step up and a door to the kitchen.

#### **KITCHEN 11'9" x 9' (3.58m x 2.74m)**

Comprising working top surfaces, incorporating a one and half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven with a hob and hood over, fridge/freezer, washing machine, partially tiled walls and this room is dual aspect with an outlook to the front and rear.

Stairs down to the ground floor

#### **GROUND FLOOR**

##### **HALL**

With an outlook to the front. A door to the outside, two bedrooms, a built-in cupboard and door to the bathroom.

### BATHROOM

Comprising bath, with mixer tap and shower over, with both rain and flexible shower head. A close coupled w.c. and a wash basin with mixer tap over and cupboards under. The room has a tiled floor, partially tiled walls and heated towel rail.

### BEDROOM ONE 12'9" x 9'3" (3.89m x 2.82m)

Having a built-in understairs cupboard and an outlook to the front.

### BEDROOM TWO 11'3" x 9'9" (narrowing to 8'3") (3.43m x 2.97m (narrowing to 2.51m))

With an outlook to the front.

### OUTSIDE

To the rear of the residence is a pleasant garden which is mainly laid to lawn whilst to the front of the property is a cobbled courtyard. There is a parking area and we are advised there are two spaces for Long Barn.

### DIRECTIONS

From Helston take the Falmouth road and head towards the hamlet of Trewennack. As you enter Trewennack you will pass the 30mph speed limit sign and the development will be found a short distance on the left hand side.

### VIEWING

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







#### **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/>

#### **COUNCIL TAX**

Council Tax Band awaited.

#### **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.

#### **AGENTS NOTE ONE**

This property is situated within a development with building works still ongoing on other dwellings.

#### **AGENTS NOTE TWO**

We are advised that the property is Grade II Listed.

#### **AGENTS NOTE THREE**

We are advised that there is a shared driveway with neighbouring properties.

#### **AGENTS NOTE FOUR**

We are advised that the property has a private drainage system which is shared with neighbouring properties.

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

26th September 2025.





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 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 carpets 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.





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