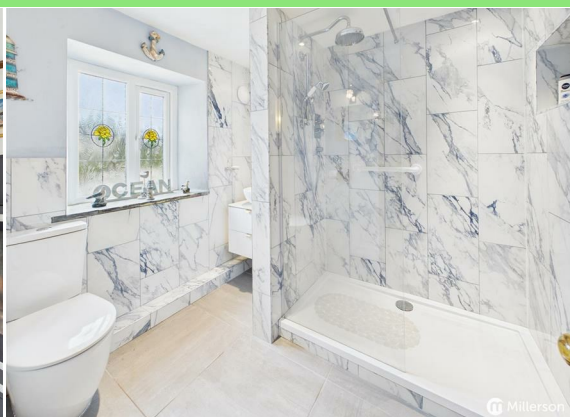


Burras
Wendron
Helston
TR13 0JE

Asking Price £475,000

- BEAUTIFUL BARN CONVERSION
- PANORAMIC RURAL VIEWS
- THREE DOUBLE BEDROOMS
 - TWO ENSUITE
- LARGE REAR GARDEN
- PARKING FOR FOUR CARS
- GARAGE WITH UTILITY
- CHARACTER FEATURES
- LIVING ROOM WITH MEZZANINE
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1584.00 sq ft



3



3



1



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PROPERTY DESCRIPTION

Boasting panoramic countryside views, this beautiful barn conversion offers an abundance of character and charm. Situated in a courtyard setting of just five properties, the property sits conveniently for both the Towns of Helston and Redruth. The accommodation briefly comprises an entrance hall, large dual aspect living/dining room with exposed vaulted ceiling and mezzanine/study above, kitchen, two ground floor double bedrooms both with en-suites, family bathroom and a first floor third double bedroom. Other internal features include sash style double glazing, slate window sills, exposed ceiling beams and wood burner

Outside, the property benefits from parking for four cars along with an integral garage with utility area. The garden is a real feature of the property offering an expansive lawn and a wonderful paved patio area taking full advantage of the countryside views.

LOCATION

The Courtyard is a select development of converted barns surrounded by countryside on the edge of Burras village. Burras sits equidistant, approximately 5 miles, between the towns of Helston and Redruth which both offer all the amenities expected including schools for all ages, retail and leisure facilities and transport links through the County.

ACCOMMODATION IN DETAIL

(All dimensions are approximate and measured by LiDAR)

ENTRANCE

Wood effect obscure double glazed door into:

ENTRANCE HALL

Tiled floor, PIV ventilation unit, two storage cupboards, stairs to first floor, double glazed window with slate sill, radiator, doors to ground floor bedrooms, bathroom, living room and kitchen.

KITCHEN

A range of fitted base units and drawers under granite effect work surfaces with tiled splash backs and matching wall units over, integrated oven, hob and extractor hood, tiled floor, integrated dishwasher, integrated fridge, radiator, double glazed window.

LIVING ROOM

A large dual aspect living space with vaulted ceilings and exposed beams, five double glazed windows all with slate sills, two radiators, contemporary wood-burning stove with slate hearth, television and telephone points, double glazed door to rear garden, exposed feature stonework, stairs to mezzanine/study.

MEZZANINE/STUDY

A useful mezzanine perfect as a study space with wooden balustrades overlooking the living room, Velux window and inset lighting.

BEDROOM ONE

Double glazed window with slate sill overlooking rear garden and countryside views beyond, radiator, television and telephone points, door into:

ENSUITE

A three piece shower suite comprising shower cubicle with tiled surround and 'Mira Sport' electric shower, hand basin with tiled splash back and WC, tiled floor, Chrome Effect heated towel rail, inset lighting, extractor fan, obscure double glazed window with slate sill.

BEDROOM TWO

Double glazed window with slate sill, radiator, door into:

ENSUITE

A three piece shower suite comprising shower cubicle with tiled surround, WC with concealed cistern and hand basin with tiled splash back, extractor fan, tiled floor, inset lighting.

SHOWER ROOM

A well appointed modern three piece shower suite comprising double shower cubicle with tiled surround, W.C and hand basin with fitted drawer unit, tiled floor, tiled walls, heated towel rail, obscure double glazed window.

FIRST FLOOR

BEDROOM THREE

Dual aspect double room with Velux window and double glazed window with slate sill, inset lighting, radiator, built in wardrobes with hanging rail and shelving, television point.

OUTSIDE

The main approach is over a long driveway with fields either side leading into a pleasant open courtyard serving five properties around a feature imitation well. The barn benefits from its own private parking for four cars along with an integral garage. The rear enjoys a beautiful sunny garden with stunning views over rolling hills and countryside. A paved patio leading from the living room opens onto an expansive lawned garden which continues to the side giving a rear access into the garage. The garden borders adjoining fields giving a full open green aspect.

GARAGE

A good sized garage with double wooden doors and two pedestrian access doors, light and power, utility area with stainless steel sink inset to work surface, storage cupboards and spaces for washing machine and tumble dryer, oil fired combination boiler.

DIRECTIONS

Travelling on the B3297 from Redruth towards Helston, continue through Burras village and out the other side where the turning for the Courtyard can be found approximately 150 yards on your left hand side.

MATERIAL INFORMATION



Council Tax band: C
 Tenure: Freehold
 Property type: House
 Property construction: Standard construction
 Energy Performance rating: D
 Number and types of room: 3 bedrooms, 3 bathrooms, 1 reception
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Oil-powered central heating is installed.
 Heating features: Double glazing and Wood burner
 Broadband: ADSL copper wire
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - OK
 Parking: Driveway and Allocated
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1584 ft²
147.1 m²

Reduced headroom

97 ft²
9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Are you interested in this property but aren't currently in a proceedable position?

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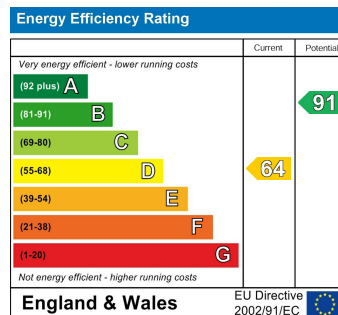
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