

# Trevenen Farm House

Trevenen, Helston, Cornwall TR13 0NE







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An outstanding opportunity to acquire this substantial and versatile property. The main farmhouse offers spacious and characterful three bedroom accommodation. The property also features a detached two bedroom converted barn and a further one bedroom cottage currently utilised as a holiday let. The cottages have a successful track record for both long letting and holiday letting and offer a hugely flexible opportunity.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

**GUIDE PRICE - £900,000**

**LOCATION**

Trevenen is a hamlet located just south of Wendron between Helston and Mabe. A most central and convenient location offering excellent access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

**ACCOMMODATION**

**THE FARM HOUSE**

**Ground Floor**

Light filled accommodation comprising of a kitchen which opens onto a generous dining area with oil fired Aga which in turn opens onto a fabulous triple aspect sun room offering a huge amount of space and an attractive outlook onto the garden. A cosy lounge offering a traditional inglenook fireplace housing a wood burner and a useful additional room, primarily used by the present vendors as a boot room but also utilised as an occasional bedroom with adjoining shower room.

**First Floor**

The first floor offers three double bedrooms with the front two bedrooms enjoying an attractive rural outlook as well as a spacious family bathroom.

**GARDENS**

To the immediate rear of the farmhouse is a large attractive patio area with water connected and a super barbecue lodge featuring a central fire/grill area with seating around and leaded light windows. The gardens continue down the side of the property with the main lawned gardens being located to the front, well stocked with established beds and borders, mature trees and shrubs.

**PERIWINKLE COTTAGE**

Currently run as a success Air B&B by the present vendors Periwinkle cottage adjoins the farmhouse and offers an entrance porch leading to a light and airy kitchen/breakfast room with stairs rising to the first floor and door to the dual aspect lounge. The first floor offers a spacious and airy double bedroom with fully tiled en-suite shower room.

Externally there is a pretty seating area to the front of the property and gravelled off road parking.

**THE BARN**

Presented to an excellent standard throughout the barn enjoys a large parking area for several vehicles to the rear of the property where there is also located a useful outbuilding with power and light connected and space and plumbing for a washing machine. To the front of the property is a pretty and well maintained garden.

The accommodation comprises of an entrance hall giving access to all ground floor rooms with stairs rising to the first floor. There is a well fitted traditional style kitchen/breakfast room, a generous yet cosy sitting room with log burner set on a honed granite hearth and a contemporary shower room. The first floor offers a landing with eaves storage giving access to two double bedrooms, both offering eaves storage with one of the bedrooms enjoying particularly lovely countryside views.

**OUTBUILDINGS**

Tack/Feed Room - 24'2 x 12'10 (7.37m x 3.91m) with power, light and water connected.

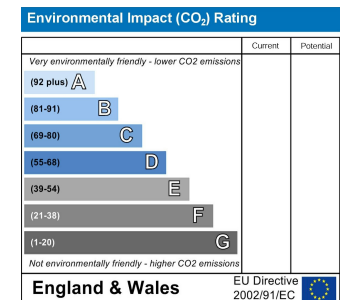
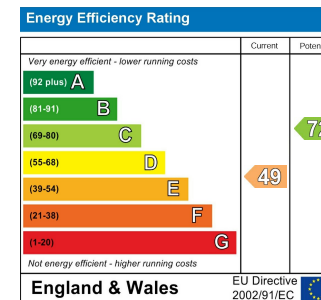
Store - 12'4 x 10'11 (3.76m x 3.33m) a useful further store immediately adjacent to the tack room.

Subject to any necessary consents being obtained the tack room and store may well offer potential for conversion.

**SERVICES**

Mains water and electricity. Private drainage.





Trevenen Farmhouse – oil fired central heating

Periwinkle Cottage - electric central heating

The Barn - electric night storage heating

All properties have separate meters and share the private drainage which is a septic tank located in the front garden of the farmhouse.

Farmhouse Council Tax Band D

Periwinkle Cottage - Council Tax Band not applicable registered for Business Rates

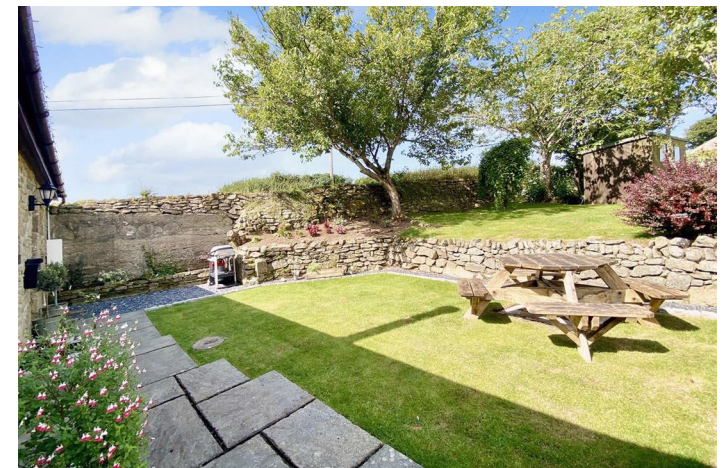
The Barn - Council Tax Band not applicable registered for Business Rates

**ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS**

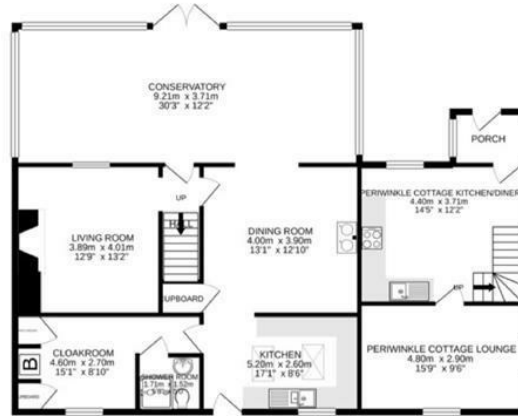
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE – PURCHASERS**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



GROUND FLOOR TREVENEN FARMHOUSE/PERIWINKLE COTTAGE



1ST FLOOR TREVENEN FARMHOUSE/PERIWINKLE COTTAGE

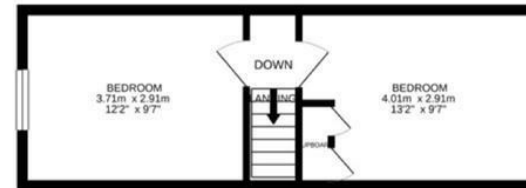


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR THE BARN



1ST FLOOR THE BARN



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