

# Barn for conversion North of Elder Fields Rowes Lane Trevenen Bal, TR13 0PS

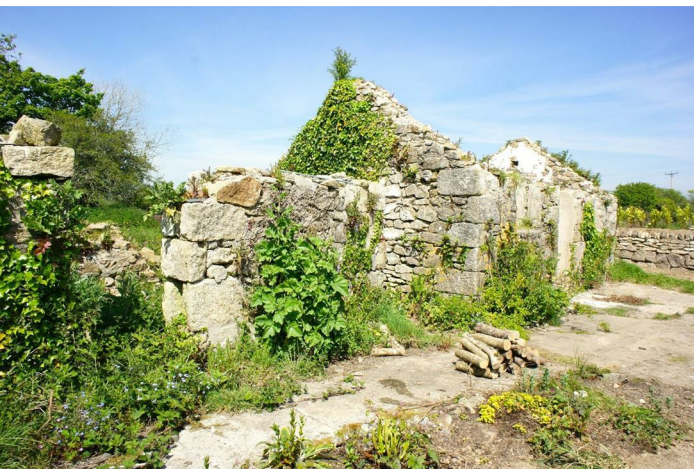






# Barn for conversion North of Elder Fields Rowes Lane Trevenen Bal, TR13 0PS

An exceptional and rare opportunity to purchase a barn with planning consent to convert to a two bedroom dwelling set on a generous plot extending to approximately two and a half acres. Located in a rural hamlet conveniently placed for access to Helston and nearby amenities yet offering all the best of the Countryside this is a fabulous opportunity to create a dream home. Full details of the planning can be viewed on the online planning register under reference - PA24/00627.



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 - £250,000**

**Location**

This property is located in a hugely sought after and well regarded hamlet offering the finest in country living located just south of Wendron between Helston and Mabe. Whilst 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.

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale

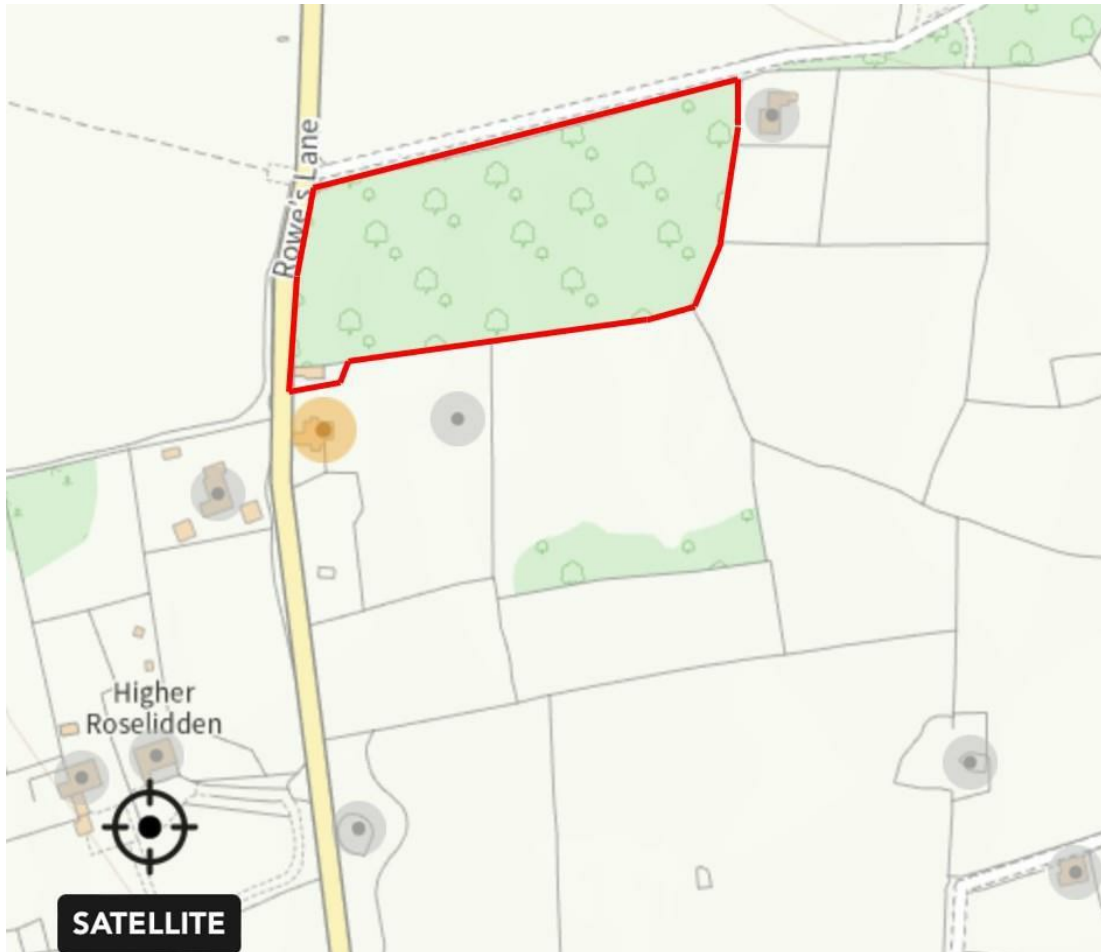
can be instructed. We will inform you of the process once your offer has been accepted.

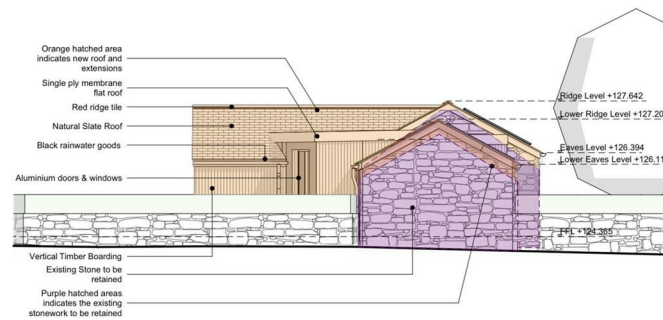
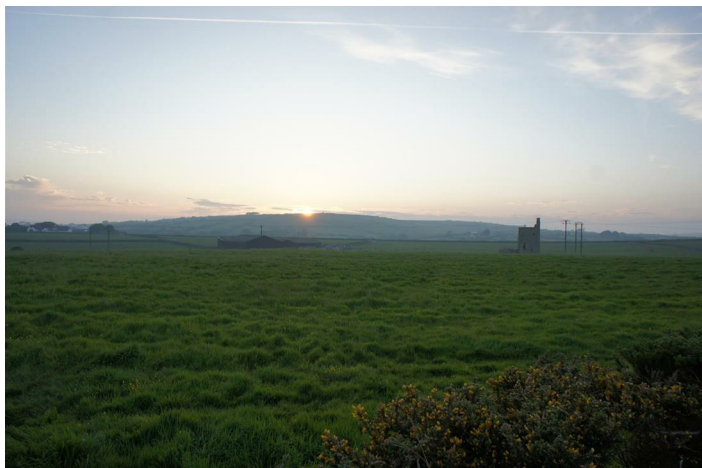
**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





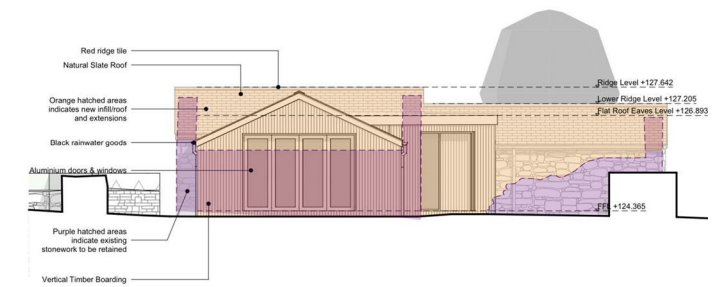
**PROPOSED WEST ELEVATION**  
**1:100**

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	

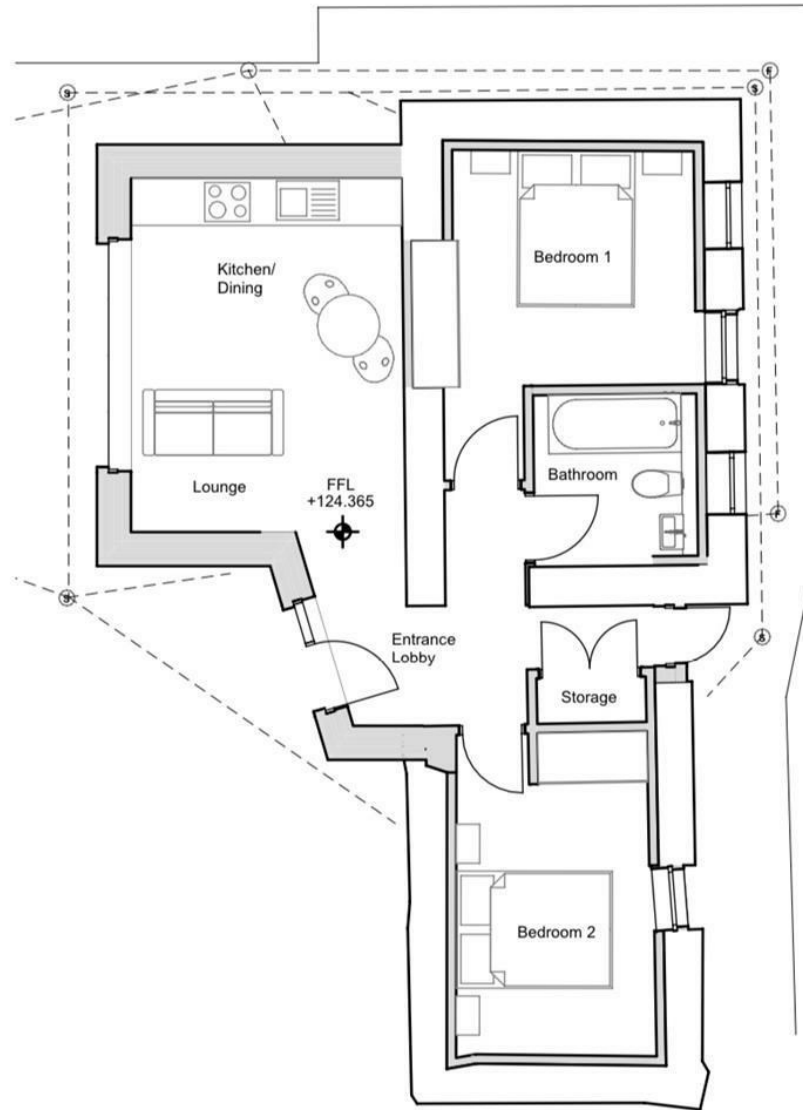
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**PROPOSED SOUTH ELEVATION**  
1:100



**PROPOSED NORTH ELEVATION**  
1:100



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



**MATHER**  
PARTNERSHIP