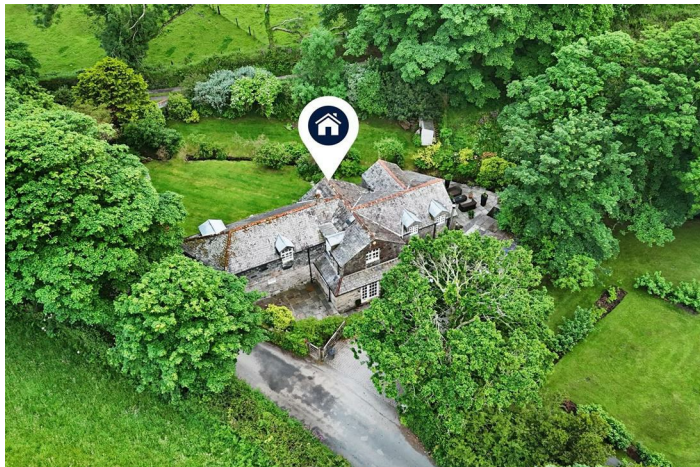


Convenen Cottage

Helston, Cornwall TR13 0NH







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Helston, Cornwall TR13 0NH

Nestled in a peaceful rural setting, this wonderfully presented detached house is a true gem waiting to be discovered. Boasting a delightful blend of contemporary style and original features, this period property is sure to capture your heart. With five bedrooms, three bathrooms, and two reception rooms, there is ample space for all your needs. The tasteful extension in recent years has added a modern touch while maintaining the property's character and charm. Step outside to find a generously sized garden, perfect for relaxing or entertaining in the peaceful setting. Whether you're looking for a family home or a place to escape the hustle and bustle, this property offers the best of both worlds. Don't miss the opportunity to make this beautifully presented property your own - a perfect blend of history and modern living awaits you.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £950,000

Location

The property is situated close to Wendron, which is a charming village and civil parish located approximately 3 miles to the north of Helston and 6 miles to the west of Penryn. Historically known as St. Wendron, this Cornish village is nestled in the heart of Cornwall, England. The area is surrounded by rolling fields and hill-top moors, punctuated by mine stacks and crisscrossed by hedges and dry-stone walls.

Accommodation

- Entrance hall
- WC
- Kitchen dining room
- Living room
- Sitting room
- Study
- Bedroom one
- En suite

- Bedroom two
- Bedroom three
- Bedroom 4
- Bedroom five
- Bathroom
- Shower room

Garden

The property occupies a generous size plot, with mature & well established gardens. The garden offers a tremendous amount of privacy, and is chiefly laid to lawn with mature borders, planted beds stocked with flowers and patio areas. There is a stream that runs through the middle of the garden. To the West side of the property is a raised patio area which is perfect for outdoor dining.

Parking

Driveway providing off road parking for 2-3 vehicles.

Garage

The garage is fitted with power and light, and features a wide garage door to the front elevation. Adjoining the garage, is a very useful storage room.





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			
		53	73
England & Wales		EU Directive 2002/91/EC	

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

Services

Mains water and electricity. Oil fired central heating. Private drainage. Calor gas for the hob.

Agents note

Our clients have informed us that they own land separate from the property, totaling 10.5 acres, which may be available to purchase on a separate negotiation. Details of this are available on request.

Council Tax Band E**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

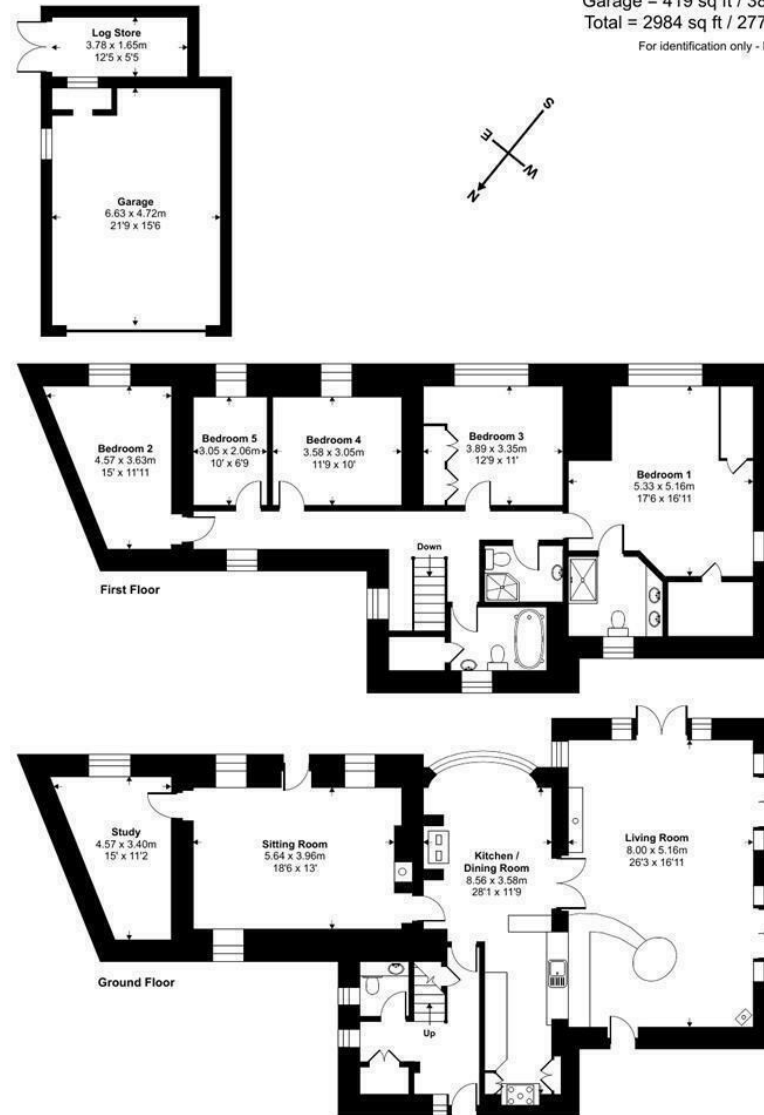
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



Approximate Area = 2565 sq ft / 238.2 sq m
 Garage = 419 sq ft / 38.9 sq m
 Total = 2984 sq ft / 277.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 823549

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.

