

# Little Croft Barn, Boquio Farm Helston, TR13 0JH







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Welcome to Boquio Farm in Wendron, where a stunning barn conversion awaits its new owners. This beautifully presented property boasts a perfect blend of modern features and original charm, offering a unique living experience. Step inside to discover a light and spacious living room complimented with a feature log burning stove, three cosy bedrooms, and a well-appointed bathroom, all finished to an immaculate standard. The property's eco-friendly credentials shine through with solar panels and a battery pack, ensuring sustainable living without compromising on comfort. Outside, the good-sized gardens provide a tranquil retreat whilst affording beautiful countryside views, perfect for relaxing or entertaining guests. With parking space for two to three vehicles, you'll never have to worry about finding a spot after a long day. Don't miss the opportunity to own this gem of a property that seamlessly combines contemporary living with a touch of history. Book a viewing today and envision the possibilities that this barn conversion has to offer.



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

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**Guide price - £525,000**

**Accommodation**

**Living room**

16'4 x 15'6

**Kitchen diner**

16'6 x 15'10

**Bedroom one**

11'1 x 9'9

**Bedroom two**

15'6 x 8'0

**Bedroom three**

15'7 x 8'1

**Bathroom**

**Outside**

To the side of the property is a reasonable sized garden area bordered by Cornish stone hedging with a useful gravelled pathway leading to the rear of the property. To the rear aspect is a raised patio area which enjoys some splendid countryside views, finished with a timber fence to the boundary.

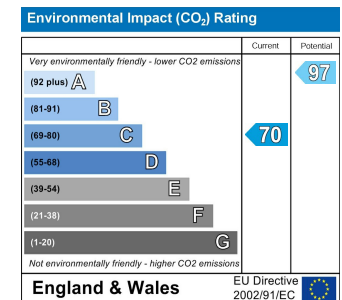
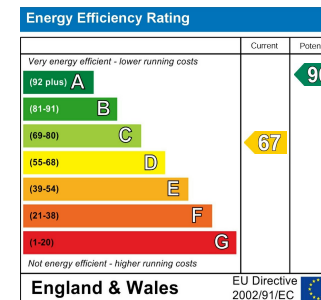
**Parking**

Driveway parking for up to 2-3 vehicles is provided to the front of the property and can be accessed via two sets of wooden gates.

**Services**

Mains electricity. Underfloor heating via an air source heat pump. Private water supply. Private drainage (shared septic tank located in the neighboring rear field). Solar panels with a storage battery.





### **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 finances**

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.

### **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/>





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.

