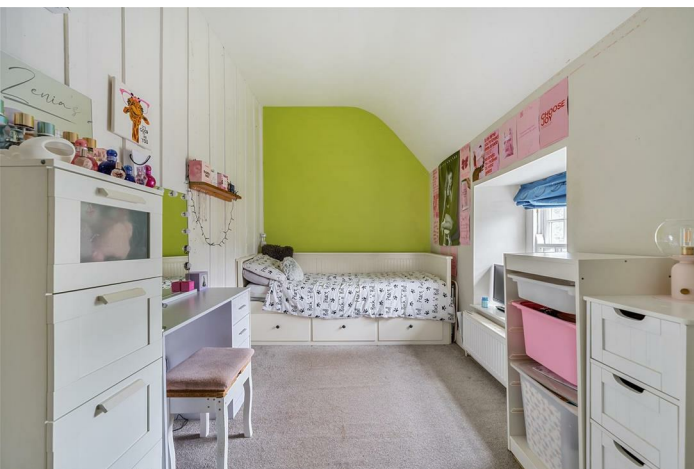


Newham Barton Farm

Newham, Helston, TR13 0SA







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Newham, Helston, TR13 0SA

In the charming area of Newham, close to the market town of Helston, this exquisite farmhouse offers a unique blend of historical charm and modern comfort. Having been thoughtfully designed to preserve its original features while providing ample space for contemporary living. With generously sized reception rooms, this property is perfect for both entertaining guests and enjoying quiet family time. Each room boasts characterful details that reflect the farmhouse's rich history, creating a warm and inviting atmosphere throughout. The five spacious bedrooms provide a peaceful retreat, ensuring that everyone has their own sanctuary to unwind in. The property also includes an amazing, spacious modern kitchen with electric AGA, catering to the needs of a large family or guests. The combination of space and functionality makes this farmhouse an ideal choice for those seeking an exceptional home that accommodates both relaxation and social gatherings. Surrounded by the stunning Cornish countryside, this farmhouse not only offers a beautiful living space but also the opportunity to enjoy the great outdoors. Whether you are exploring the nearby town of Helston or taking in the scenic views, this property is perfectly situated for those who appreciate the beauty of rural life. In summary, this farmhouse is a rare find, combining historical elegance with modern amenities, gardens and a paddock. It is a perfect family home for those looking to embrace a lifestyle of comfort and charm in a tranquil yet convenient setting.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price - £775,000

Location

Located in the rural hamlet of Newham, convenient for the market town of Helston town, the gateway to the Lizard peninsula. Located down a country lane on the outskirts of town. Helston and the surrounding nearby areas boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. The town has a leisure centre with a swimming pool and large gym and many amenity areas including the boating lake and the beautiful National Trust Penrose Woods. This property is a short drive from the stunning Lizard Peninsula and within a 5 minute drive of the thriving harbour and coastline at Porthleven. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hall

Kitchen 5.874 x 4.225

Lounge 5.999 x 4.603

Games Room/Office 4.445 x 3.376

Utility Room 4.433 x 3.325

Bedroom One 4.011 x 3.904

Ensuite

Bedroom Two 3.003 x 2.723

Bedroom Three 4.023 x 3.897

Bedroom Four 4.624 x 2.149

Shower Room

Guest Lounge 3.668 x 3.512

Guest Kitchen 3.450 x 2.480

Bedroom Five 3.679 x 3.602

Parking

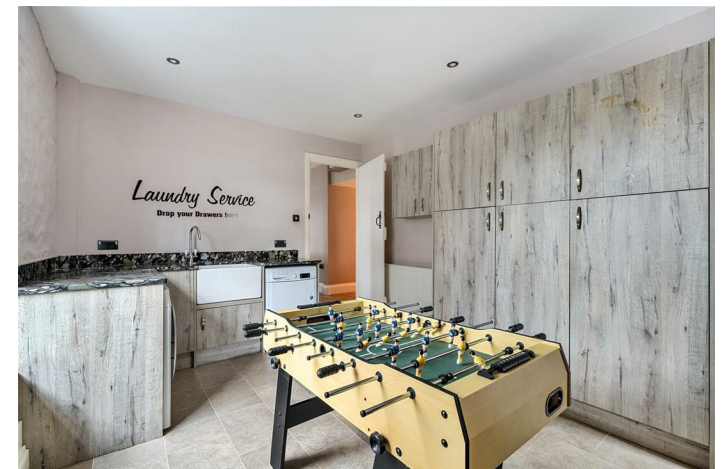
The property has plenty of parking around the property, private driveway and additional parking in the paddock area.

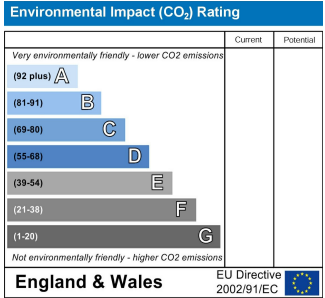
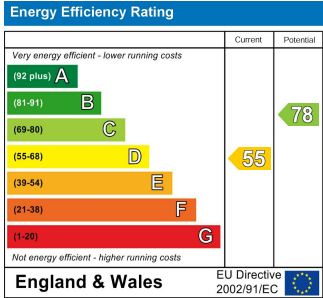
Outside

Formal garden with a shed and outside toilet. Log store and a paddock area with timber workshop with power and water. Large area of hard standing and a track. Our vendor advises us that the grounds total to just over 1 and a 1/4 acres.

Services

Mains electricity and well water. The property has sewerage treatment plant which is shared with three neighbours over which there is a metered electricity supply.





Rights of Way

There is a right of way for two properties over the lane which is owned by Newham Barton Farm and our client informs us that the maintenance is split three ways.

Solar Panels

The property has solar panels which are clients have advised are owned outright.

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.

What3Words

///cans.cashier.auctioned





1 Existing Ground Floor
1 : 100



2 Existing First Floor
1 : 100

Key

- Bathrooms/ toilets
- Circulation space
- Storage

Spaces

1 : 100

WRAY architects

Project - Newham Barton Farm RIBA Chartered Architect

Title - Floor plans

Drawn - Issue Date Scale - 1 : 100

Number - 20.015.SK10B

Do not scale for construction purposes : Original printed at A1
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01758 720635 07804 189053



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.

