



Firstgate , Helston, TR13 0PH

£80,000

Guide Price £80,000+ (+ fees). For Sale by National Timed Auction, bidding opens 12/05/25 at 13:00pm and closes 24 hours later. Residential Barn Requiring Renovation. Substantial Gardens. Full legal pack available to download via our website.

Description

Barn with Substantial Gardens

Situated in a beautiful rural setting in Trewennack Helston with countryside views is this barn requiring substantial renovation. The property offers off road parking, enclosed gardens, a garden studio, sheds and the barn comprises a kitchen area, a sitting room/bedroom and an external toilet with potential for a bathroom. There is water, electric and sewerage. The plot has ample potential for development subject to consents.

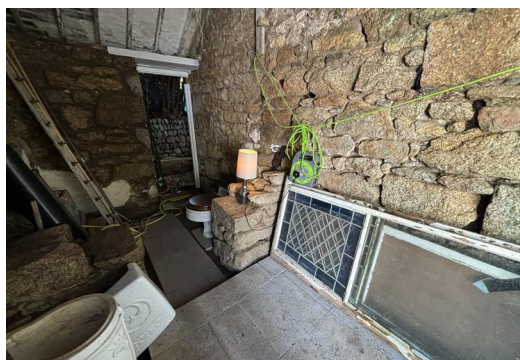
AUCTIONEERS NOTE

Please note - the property is a partly converted residential barn and requires substantial renovation which may limit lending options and we advise carrying out due diligence prior to bidding.

We have been advised the water supply to the barn is via a bore hole located in the top garden, there is a drainage line, mains electricity supply and a wood store for heating.

FULL DETAILS

Photographs, Dimensions, Floor Plans and Area Measurements (when available) are included within our full details online on our website. All published information is to aid identification of the property and is not necessarily to

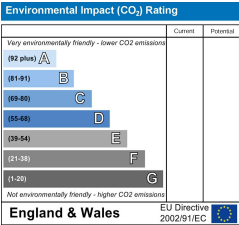
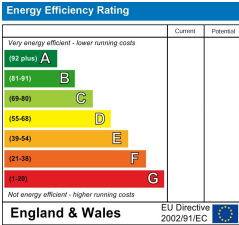


Important Notice to Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Planning Application

Conditional Permission for Development was granted on 25 / 03 / 2008 for conversion and erection of extensions to outbuilding to form a dwelling. Further information can be obtained via Cornwall Council's Planning section of their website under Planning Application Ref: W2/PA07/00689/F. Please note that the planning application is in the former name of the property 'The Retreat'.



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.