

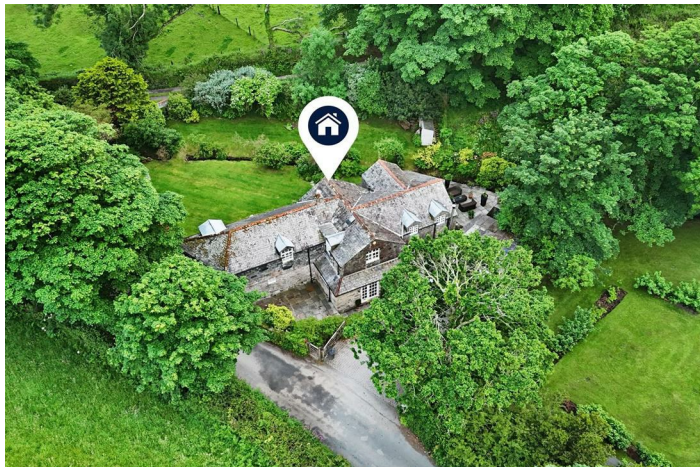
Lot 2 Convennen Cottage Wendron, TR13 0NH



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Lot 2 Convennen Cottage Wendron, TR13 0NH

The property is now offered in three separate lots. This particular lot includes a beautifully maintained detached 4/5 bedroom home, together with two additional parcels of land located just a short walk away one measuring approximately 1.75 acres and the other around 4.62 acres, totalling approximately 6.37 acres.

Set in a peaceful rural location, the house blends contemporary style with charming period features, creating a warm and inviting atmosphere throughout. The accommodation includes three bathrooms and two reception rooms, offering generous, flexible living space.

A sensitive and well designed extension adds modern convenience while preserving the home's character. Outside, the property boasts a spacious, well kept garden, perfect for relaxing or entertaining in its tranquil countryside setting.

Whether you're seeking a substantial family home or a serene rural retreat, this property delivers an exceptional combination of space, charm, and modern living. Don't miss the opportunity to make this beautifully presented home your own.



The Mather Partnership, Offices in Helston & Hayle
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| www.thematherpartnership.co.uk

Offers in excess of - £895,000

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.

Land

There are additional parcels of land measuring approximately 1.75 acres and 4.62 acres, located just a short walk from the property. You will have a right of way along the lane to access this area. The land itself is level and offers a range of potential uses.

Parking

Driveway providing off road parking for 2-3 vehicles.





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	

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.

Services

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

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.

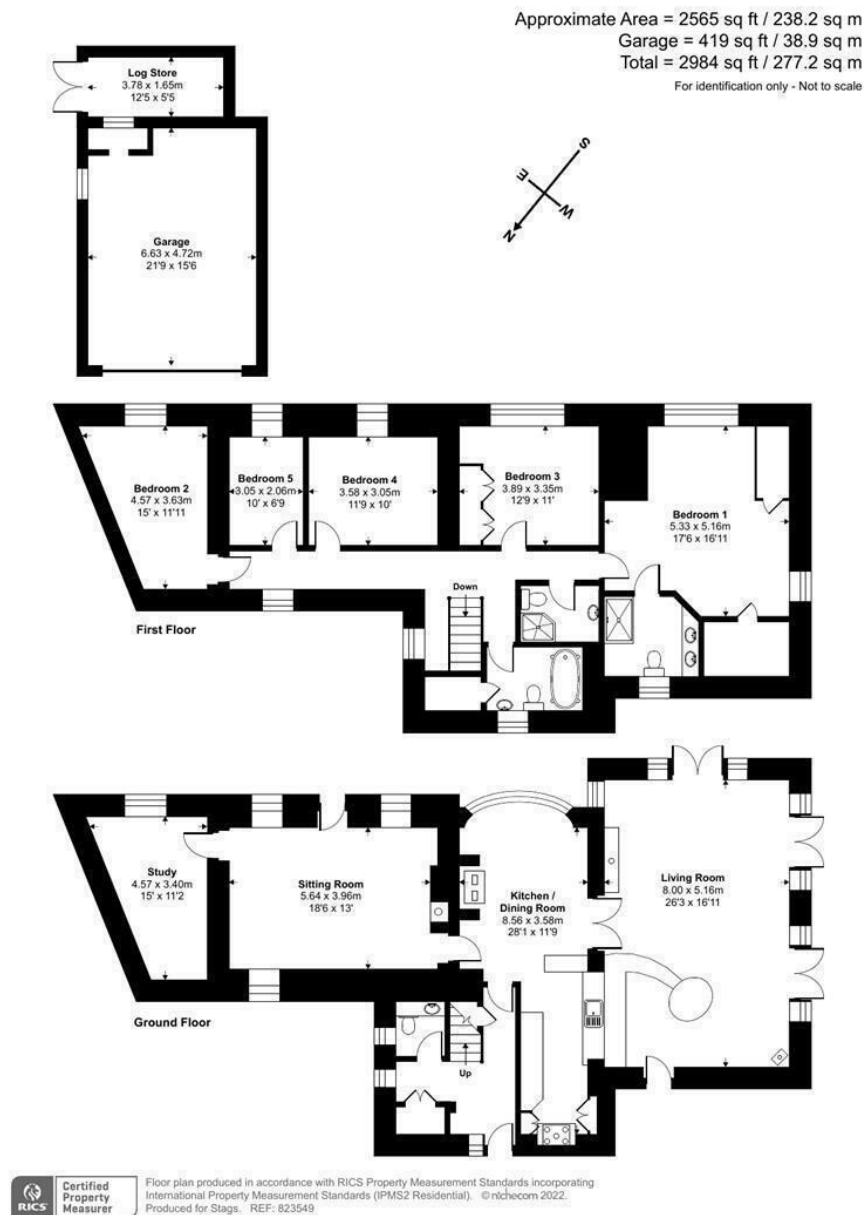
Broadband & Mobile Phone Coverage

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/>

What3Words

///nuzzling.deputy.cowboys





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.



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