

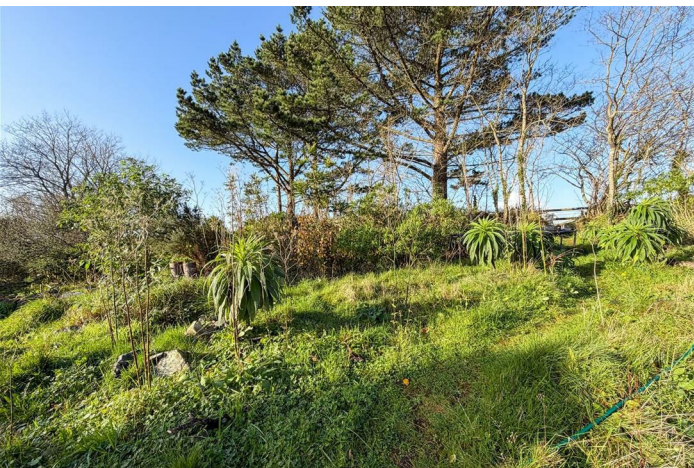
# The Farriers Den and The Grooms Flat St. Keverne, TR12 6PS











# The Farriers Den and The Grooms Flat St. Keverne, TR12 6PS

Guide Price £250,000 (plus fees). For Sale via Online Unconditional Auction starting on 11/02/26 at 11:00am. A Grade II Listed barn conversion located in a rural setting. Legal pack available to download free of charge from The Auction House website.

Located in a countryside setting on the outskirts of Porthallow and St Keverne, this part-completed barn conversion sits close to the beach as well as primary and secondary schools. Once finished, the accommodation will comprise on the ground floor: a living room, kitchen/diner, downstairs shower room and a separate W.C. On the first floor there are two double bedrooms, with the master benefiting from en-suite facilities. Externally, the property offers a rear garden of approximately 0.5 acres. Parking is available to the rear for approximately 4–5 vehicles. The site also includes two outbuildings, one of which has historically been used as an Airbnb, along with a storage container. There is planning permission in place for a rear extension which when built will offer a further bedroom and a shower room under planning reference PA23/08618.



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#### AUCTIONEERS NOTE

The property has the following planning consents PA23/08619, PA23/08618 and PA25/00486. Further information with regards to these planning consents are available on the Cornwall council website.

The seller has part completed the barn conversion with the following works complete -

A new Spanish slate roof (signed off) in 2023.

Full restoration of cob walls, lime rendering and pointing both internal and external 2023-25.

New treatment plant installed in 2023.

Underfloor heating pipework (wet) installed throughout ground floor in 2024.

New slate kitchen floor laid in 2024.

Dig out is completed for rear extension.

New hardwood double glazed doors and windows downstairs (signed off)

All woodwork has been treated throughout.

Outbuilding with potential for Airbnb.

A large well in the back garden with potential as an alternative water source subject to water testing.

Build materials included with auction - Metal guttering for entire extension, structural timbers of various lengths, various electrical cabling, sockets etc, NHL2 - 8 bags for cob scratch coat upstairs, Large double glazed glass and larch lintel for extension between barn and outbuilding, a new cast iron roll top bath and shower.

#### ACCOMMODATION

Living Room - 32'2" x 13'10"

Kitchen/Dining Room - 22'4" x 14'5"

Downstairs W.C

Shower Room

Master Bedroom - 19' x 13'5"

En-Suite

Bedroom Two - 14'5" x 12'11"

Outbuilding - 13'10" x 8'6"

Outbuilding (Former Airbnb) - 11'9" x 9'1"

#### 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 scale.

#### VIEWINGS

Please telephone Auction House South West on 03456 461361 to request a viewing.

#### NOTICE TO BIDDER

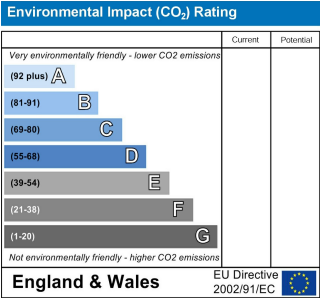
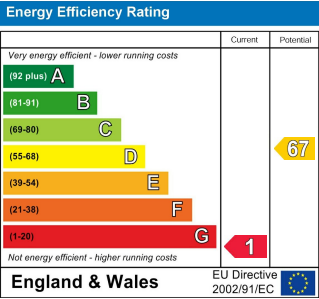
Please be aware that if your bid is successful on auction day the exchange of contracts will happen immediately after the auction.

#### Tenure

Freehold









**EPC Rating**

EPC Rating G1

**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.

**Buyers Premium**

Buyers Premium - £600 inc VAT

**Administration Charge**

Administration Charge is a non-refundable £1,200 inc VAT payable on the fall of the virtual gavel.

**Disbursements**

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

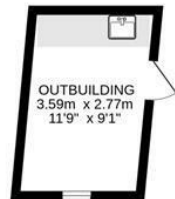
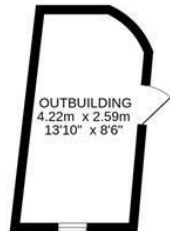
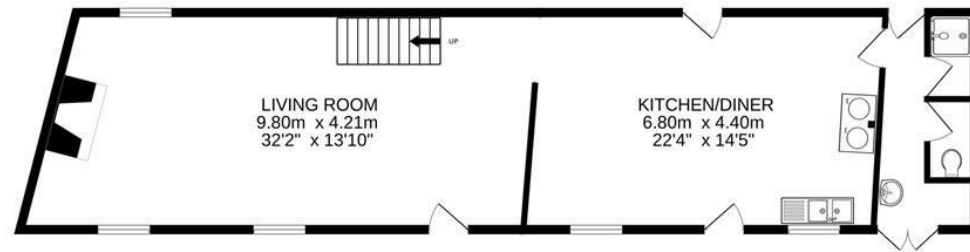
**Note**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General : While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

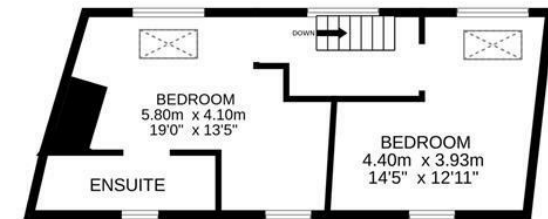




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.



