

# The Long Barn Boquio Farm Farms Common, TR13 0JH







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This beautifully presented fully furnished single storey barn conversion, blending modern luxury with timeless rural charm. Set within an exclusive semi rural farm complex, this stunning home offers peaceful countryside living with convenient access to nearby towns, transport links, and the Cornish coast.

The spacious, light filled interior features an open plan living area with high quality finishes and characterful touches throughout. The three well proportioned bedrooms, including a stylish master suite, provide comfort and flexibility for modern living.

Outside, a private garden offers a tranquil space to relax and enjoy the scenic surroundings, while ample parking and well kept communal areas add further appeal.

This exceptional property perfectly balances country serenity with contemporary convenience, offering an enviable lifestyle where every day feels like a retreat.



The Mather Partnership, Offices in Helston & Hayle  
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**Guide Price - £575,000**

**Location**

Situated along the end of a private track, enjoying countryside views on the outskirts of the hamlet of Farms Common is this impressive barn conversion. Farms Common is conveniently positioned within close driving distance to the larger towns of Helston, Redruth and Camborne where a number of amenities can be found including shops, restaurants and good transport links. Helston is famed for it's historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The town now stands as the gateway to The Lizard Peninsula and offers a comprehensive range of amenities including a fine array of interesting shops and a wealth of traditional pubs together with schooling, community hospital, surgery, leisure and recreational facilities.

**Accommodation**

Kitchen  
Living room  
Bedroom

Bedroom  
Master Bedroom  
En-Suite  
Family Bathroom

**Outside**

Outside, the property offers abundant parking space and a convenient double garage, ensuring both security and practicality for your vehicles and storage needs or perhaps a workshop or space in which to pursue a hobby. The gardens have been thoughtfully landscaped to provide a number of different garden areas to enjoy. The main garden area lies to the side of the property and is mostly laid to lawn with an attractive pergola seating area perfect for long summer nights around the firepit! The surrounding landscape is a picturesque tableau, with the property adjoining fields and offering a breathtaking view of the countryside.

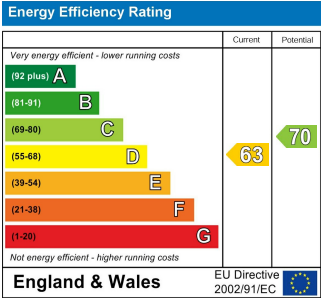
**Garage**

A pitched roof garage providing further parking for vehicles, workshop or storage space. With electric roller doors and power, light and water connected.

**Services**

Mains electricity, private water and Shared drainage. Oil fired underfloor heating.





**Agents Note 1**

Our clients have informed us that they have a right of way over the entrance lane to the property to get to The Long Barn

**Agents Note 2**

Our client has advised us that they are selling the property fully furnished.

**Council Tax Band- D****What3Words**

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**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**

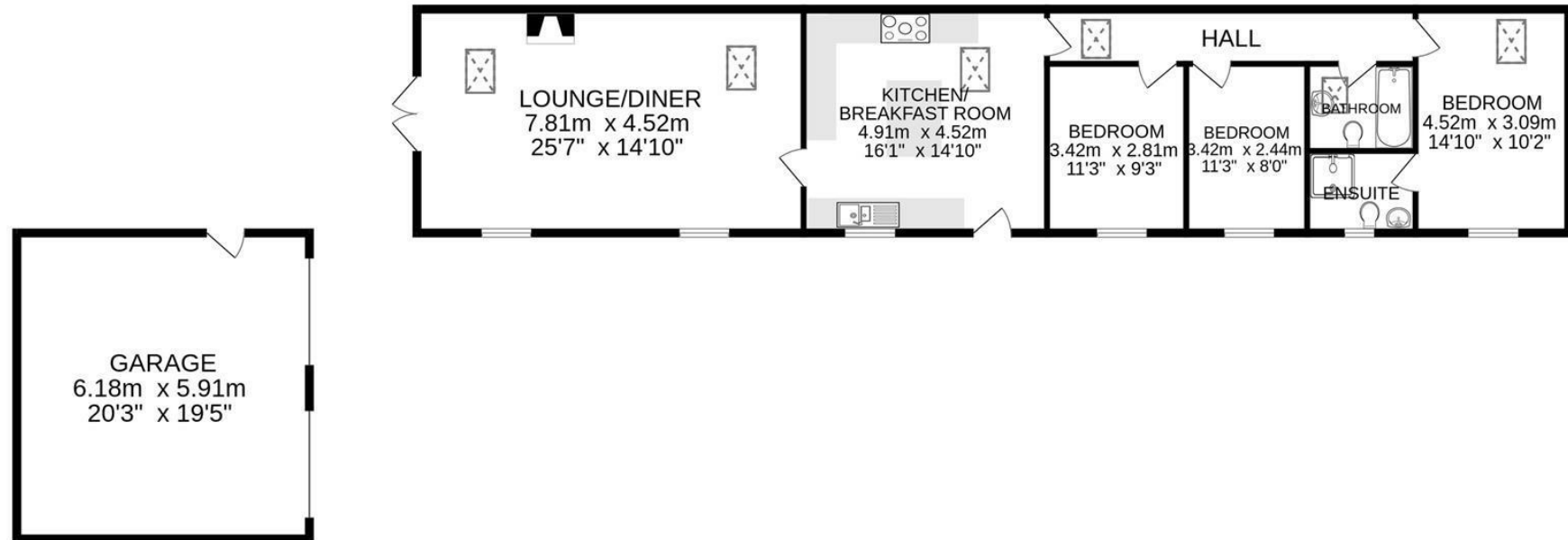
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**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/>



# GROUND 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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