



**Old Barn Trevurvas Lane, Ashton, TR13 9FH**

**£499,950 Freehold**

**CHRISTOPHERS**

ESTATE AGENTS

# Old Barn Trevurvas Lane

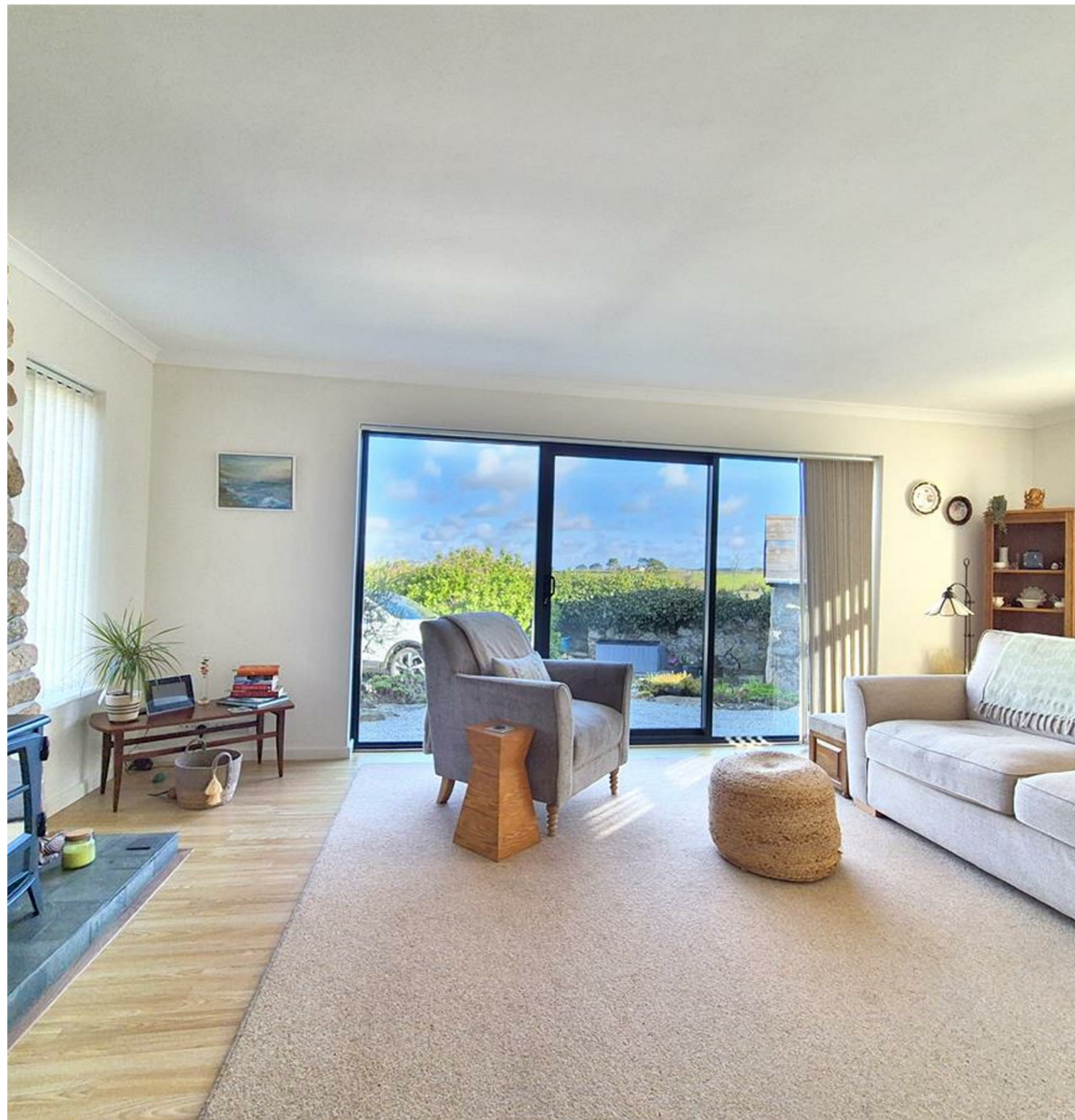
- TWO BEDROOM DETACHED BARN CONVERSION
- LOVELY BLEND OF CHARACTER AND COMFORT
- OIL FIRED CENTRAL HEATING AND DOUBLE GLAZING
- CONSERVATORY
- ATTRACTIVE GARDENS
- DETACHED ATTRACTIVE OUTBUILDING AND PARKING
- BEAUTIFULLY PRESENTED
- FREEHOLD
- COUNCIL TAX D
- EPC D60

Situated within a delightful "off the beaten track" location in the rolling Cornish countryside, this charming two bedroom detached barn conversion offers a lovely blend of character and comfort. The property is beautifully presented and benefits from oil fired central heating and double glazing. A stand out feature is the conservatory, providing an ideal space to relax while enjoying the far reaching views over the surrounding open countryside.

Outside, the property is complemented by attractive gardens, rich with a variety of well established plants and shrubs, creating a peaceful and relaxing setting. A driveway offers ample parking for several vehicles and leads to a garage. This is a wonderful opportunity to acquire a tranquil countryside home with both charm and practicality.

In brief, the accommodation comprises a hall, bathroom, shower room, two bedrooms, inner hall, lounge, kitchen/diner and a conservatory.

The tranquil hamlet of Trevurvas, is situated in West Cornwall, close to the coastal Cornish village of Praa Sands with its golden sandy beach. We are advised that the vendor has enjoyed many rural countryside walks with the property being conveniently positioned for access to public footpaths and in turn links to the South West coastal footpath.







Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

#### **THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)**

##### **STEP UP AND DOOR TO**

##### **HALL**

With doors to the bathroom, shower room/utility room and two bedrooms. There is access to the loft and a step to the inner hall.

##### **BATHROOM**

Comprising a bath with mixer tap over, wash basin with surround, mixer tap over and drawers under and a w.c. with concealed cistern. There are partially tiled walls, a heated towel rail and a tiled floor.

##### **SHOWER ROOM/UTILITY ROOM**

Having partially tiled walls, a skylight and space for a washing machine and tumble drier. Comprising a w.c., pedestal wash hand basin with mixer tap and a shower cubicle.

##### **BEDROOM ONE 14'9" x 10'9" (4.50m x 3.28m)**

With an outlook to the side.

##### **BEDROOM TWO 11'6" (narrowing to 9'3") x 11'3" (3.51m (narrowing to 2.82m) x 3.43m)**

With outlook to the side.

##### **INNER HALL**

With a window to the outside, having a built-in cupboard and access to the loft. There is a door to the kitchen/diner and a door to

**LOUNGE 19'6" x 13'3" (narrowing to 11'3") (5.94m x 4.04m (narrowing to 3.43m))**

A triple aspect room with stunning far reaching views over open countryside. There is a patio door to the outside to take full advantage of this outlook. A feature fireplace (not known if in working order) with local stone surround and a tiled hearth acts as a focal point for the room.

#### **KITCHEN/DINER**

**DINING AREA 12'6" x 7'3" (3.81m x 2.21m)**

Having an outlook to the side, a door to the conservatory and opening to

#### **KITCHEN AREA**

Comprising working top surfaces, incorporating a one and half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a double oven, hob with hood over and space for a free standing fridge/freezer. There is an outlook to the conservatory and the room has partially tiled walls.

**CONSERVATORY 14'3" x 8'3" (4.34m x 2.51m)**

A triple aspect room with fantastic views over the rolling Cornish countryside.

#### **GARAGE**

A detached attractive outbuilding which is utilised as a garage, up and over door and power. There is a door to the side and a window.

#### **OUTSIDE**

Approached by its gated driveway, the outside space is a real feature of the residence, with the driveway providing parking for a number of vehicles and garden cradling the residence. The gardens boast an abundance of plants and shrubs, as well as a lawned areas and various vantage points to enjoy the views over open countryside.

#### **AGENTS NOTE ONE**

We are advised that there is private drainage.

#### **AGENTS NOTE TWO**

We are advised that the area at the end of the driveway is owned by the neighbouring farm, with the Old Barn having a right of access over it.





#### **AGENTS NOTE THREE**

A public footpath runs to the side of the property and we are advised is outside the property's boundary.

#### **AGENTS NOTE FOUR**

We are advised that a radon low level outlet sup system has been installed at the property.

#### **AGENTS NOTE FIVE**

We are advised that the property is on two separate titles, one of which is a particularly small area with a requirement to maintain a good and efficient tanalised wood "stock proof" fence in this area.

#### **AGENTS NOTE SIX**

We are advised that part of the property benefits from a recently fitted roof covering.

#### **SERVICES**

Mains electricity and water.

#### **WHAT3WORDS**

breached.sentences.weeps

#### **MOBILE AND BROADBAND**

To check the broadband coverage for this property please visit - <https://www.openreach.com/fibre-broadband>  
To check the mobile phone coverage please visit - <https://checker.ofcom.org.uk/>

#### **COUNCIL TAX**

Council Tax Band D.

#### **ANTI-MONEY LAUNDERING**

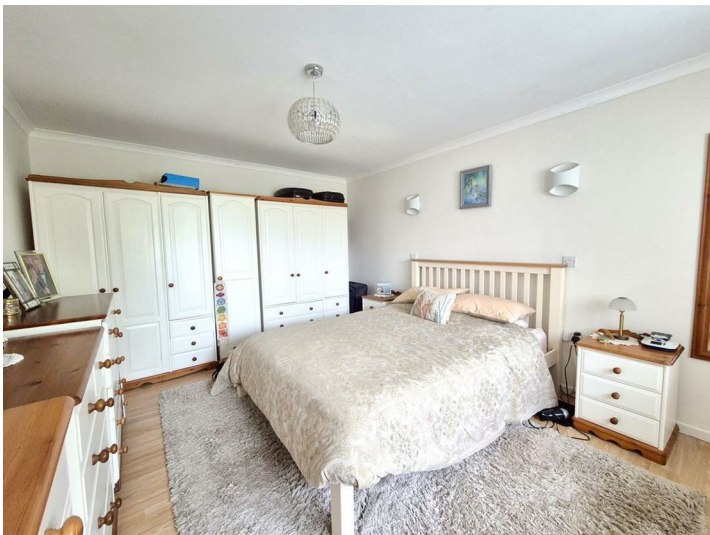
We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

2nd April 2026.



**Ground Floor**  
Approx. 108.7 sq. metres (1170.2 sq. feet)



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and courtyard gardens as well as fences and other details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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