



Trevurvas Wollas & Skyber,
Ashton, Helston

LODGE & THOMAS
ESTABLISHED 1892

Trevurvas Wollas & Skyber,
Trevurvas, Ashton, Helston TR13 9TY

Guide Price - £995,000 Freehold

- Hugely appealing Grade II Listed detached primary residence
- Secondary detached house with annexe
- Set within 2.8 acres of gardens and paddock
- Ideal for multi-generational living or holiday/residential letting
- Enviably quiet semi-rural setting away from the roads
- Much coveted south coast location between Porthleven and Praa Sands

A rare opportunity for an extended family, comprising two detached houses with land in a quiet tucked away hamlet close to the coast and stunning beach of Praa Sands.

The Properties

Each house has its own separate registered Title and each is set within its own mature gardens, with garage parking and separate accesses.

Trevurvas Wollas extends to approximately 1.17 acres and Skyber extends to approximately 1.67 acres, which when combined total around 2.8 acres.



Trevurvas Wollas

Described within the official Grade II Listing as being circa 17th Century, the property's historic origins as a farm combine to create an interesting and flexible characterful residence that has been home to its current owner and her family for more than 50 years.

The thick stone walls, under a slate roof make for a robust retreat where the entrance porch opens into a dual height lounge, the focal point of which is an Inglenook fireplace and a galleried landing, which leaves one simply saying 'Wow!'. Hidden away at the end of the lounge is a snug, whilst on the other side, is a generous kitchen/diner at the heart of which is a cream electric Aga. There is a ground floor shower room/wc, whilst upstairs there are three bedrooms, the master with en-suite. A former cow shed is linked to the house and provides a utility room together with a wonderful space to use as a studio, entertainment room or perhaps even overflow accommodation.

The main house has the benefit of modern clean electric heating and on the roof of the cow shed is a PV panel array, generating a useful income.





Skyber

Once a barn, converted in the 1970's to create a highly individual reverse level house that now requires refurbishment. Its simple layout provides a large kitchen/diner, a bathroom and a bedroom at ground floor with an open plan bedroom/lounge on the first floor. Attached to the property is a delightful annexe with living room/bedroom, bathroom and kitchen. Photovoltaic and solar panels have been fitted generating electricity and heated water.





Approximate Area = 2533 sq ft / 235.3 sq m
Annexe = 314 sq ft / 29.1 sq m
Garage = 176 sq ft / 16.3 sq m
Outbuildings = 529 sq ft / 49.1 sq m
Total = 3552 sq ft / 329.9 sq m

For identification only - Not to scale

Council Tax Bands

Trevurvas Wollas: E – Skyber: D

EPCs

Trevurvas Wollas: F – Skyber: F

Services

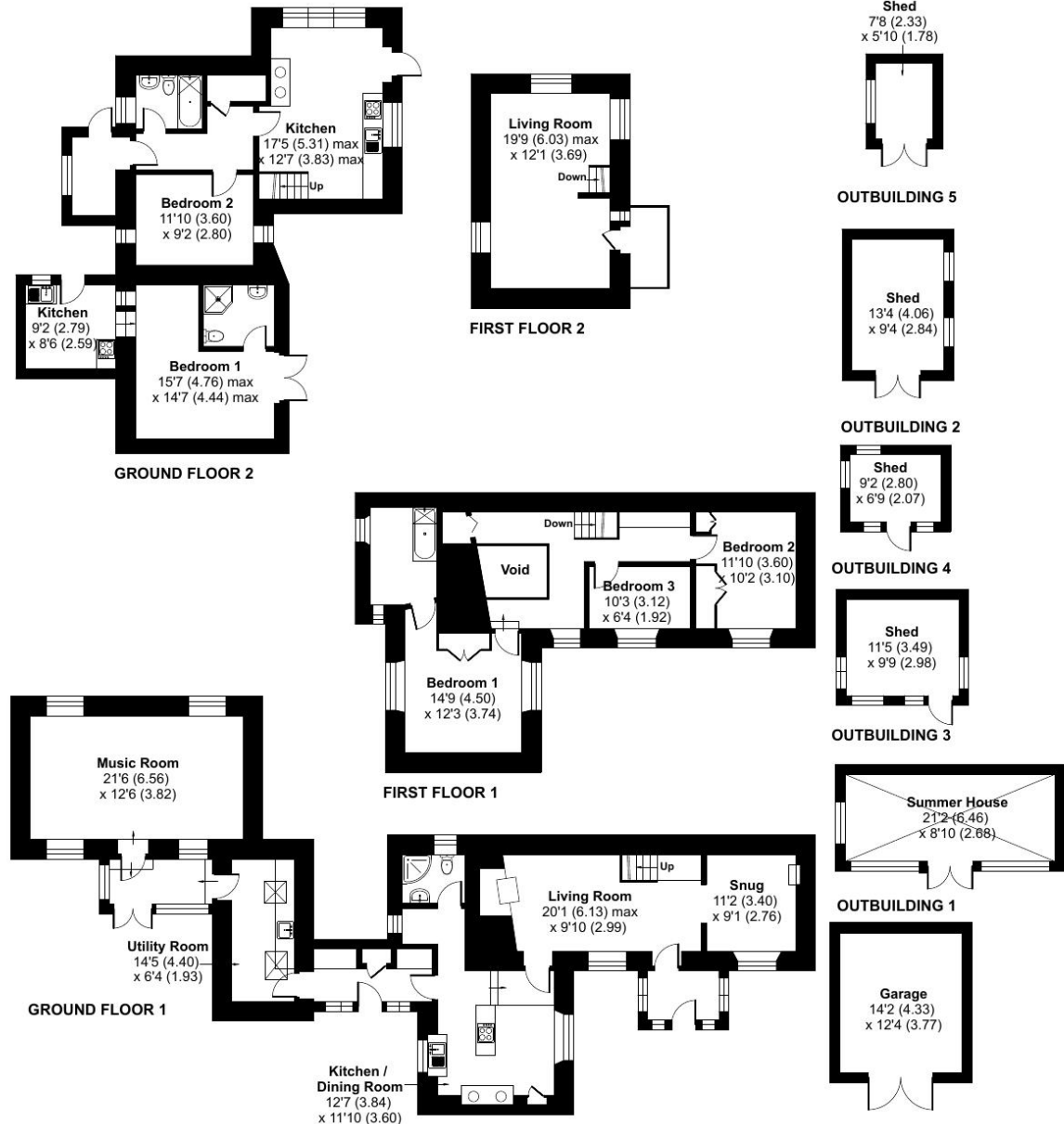
Mains electric, water and private drainage is shared between the properties (separate water and electric bills). None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Barely 1 mile from the scenic south Cornish coastline, the hamlet of Trevurvas is hidden away a similar distance off the A394 toward the end of a single track cul-de-sac lane. The hamlet itself is 3 miles from the popular village of Ashton, central to the surrounding and iconic coastal locations of Praa Sands, Hendra, Rinsey and the historic fishing port of Porthleven. The major regional towns of Helston and Penzance are 5 and 10 miles away respectively where there are a huge range of shopping, schooling health and leisure facilities. Helston is famous for its annual Flora Day celebrations whilst the historic harbour town of Penzance is located on the end of the London Penzance railway line. The County's main arterial route, the A30, is less than 7 miles away for ease of access to the remainder of Cornwall, including the County town of Truro famed for its beautiful Cathedral and Royal Cornwall hospital, around half an hour drive away.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the centre of Helston head west on the A394 and through the village of Ashton. Shortly after leaving the village turn left signposted Trevurvas. The property for sale will be found around 0.7 miles down the lane, tucked away on the right hand side.

what3words///alerting.paint.carefully





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