



Wendron

A detached Cornish country cottage
Set in grounds and fields of around 3 acres
In need of modernisation and updating
Delightful views across fields to countryside
Plenty of retained character features
Oil-fired central heating (ground floor)
UPVC double glazed windows and conservatory
Sitting room, dining room, galley kitchen
Three bedrooms, ground floor wet room/wc
Large, detached barn (needs restoring), plenty of parking

Guide £450,000 Freehold

**ENERGY EFFICIENCY RATING
BAND G**

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REF: SK7336



We are pleased to offer as our client's sole agents, this three bedroom, detached character cottage, set in a private lane and in its own large gardens and around 3 acres of land or thereabouts, enjoying superb views across fields to countryside and Goonhilly Earth Satellite Station on the horizon.

The cottage has been in the same family since 1960 and comes to the open market for the first time in 66 years and is being sold with the benefit of 'no onward chain.' Having has plenty of character, the cottage has a wealth of beam ceilings, exposed stonework, fireplaces and natural woodwork and offers potential new owners a rare chance to create a really special home with no immediate neighbours and embrace a country lifestyle which is perfect for a growing family.

It is somewhat old fashioned and needs a programme of modernisation and updating and even has possibilities of extending the accommodation, subject to planning permission and building regulation approval.

Within the cottage there are current features including oil-fired central heating by radiators, UPVC double glazed windows, doors and conservatory (where stated), fireplace with Rayburn range in the dining room, an open fireplace in the cosy sitting room and some original doors.

The accommodation on the ground floor includes a conservatory porch, sitting room, dining room, a galley style kitchen and side porch/utility room with door to the outside, a rear hallway and a generous wet room with shower and wc. A staircase from the entrance lobby rises to the first floor where you will find three bedrooms (two doubles and one single). Outside, you will see from the photographs, there is a partially built structure attached to the house that could provide further accommodation, a detached granite barn in need of some restoration, large mature lawned gardens bisected by the driveway which provides plenty of parking and turning, well stocked south-west facing front gardens and three enclosures of land ideal for somebody with horses or small livestock.

The historical mining village of Wendron is located approximately 3 miles north of the ancient market town of Helston, home of the annual Flora Dance. Within this rural area you will find Wendron C of E primary and junior school which currently has an outstanding Ofsted report and the parish church of St Wendrona. Close by is the popular Wheal Dream Restaurant and within the parish, just a short drive away is the Piatto Bistro at the Homestead Woodland Garden and The Star Inn at Porkellis. For a more comprehensive range of facilities, the town of Helston offers a number of independent shops, restaurants, takeaways and on the outskirts, Tesco, Sainsburys and Lidl supermarkets. There are several primary schools and Helston College for secondary education. Other facilities include doctors, dentists, Helston Community Hospital and for leisure, The Flora Cinema and the boating lake and cafe at the foot of the town.

**A personal viewing is highly recommended to secure this rare opportunity.
Why not call our sales team today to book and appointment to view?**

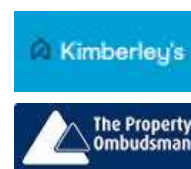
THE ACCOMMODATION COMPRISES: UPVC double glazed door to:

CONSERVATORY PORCH 2.29m (7'6") x 1.93m (6'4") of a highly irregular shape and with UPVC double glazed windows and pitched roof enjoying super views across the garden to countryside and Goonhilly Satellite Station on the horizon, vinyl flooring, solid wood front door to:

ENTRANCE LOBBY With staircase to first floor, vinyl flooring.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



SITTING ROOM 3.15m (10'4") x 2.79m (9'2")

A cosy sitting room with a focal point stone wall and inset open fire, dark slate hearth, timber panelling, painted rough cast walling, radiator, open beamed ceiling, deep recessed UPVC double glazed sash style window with remote control roller blind enjoying super views across the gardens to the countryside, natural stone flooring, original panelled internal door.



DINING ROOM 4.06m (13'4") x 3.96m (13'0")

A delightful family room with a large granite fireplace which has an oil-fired Rayburn range sat on a dark slate hearth and with red brick backing, solid timber book and display shelving either side, open beamed ceilings, non-slip vinyl flooring, a deep recessed double glazed sash window with timber window seat and remote control roller blind enjoying delightful views across the front garden to fields, countryside and Goonhilly Earth Satellite Station on the horizon, painted rough cast walling to the front and stained wood to the return side, pine door to lobby, second pine door to:



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GALLEY KITCHEN 3.38m (11'1") x 1.52m (5'0")

Equipped with a range of matching wall and base units, wooden effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit and mixer tap, inset electric hob with cooker hood over and single oven under, radiator, quarry tiled flooring, beamed ceiling, deep recessed UPVC double glazed sash window overlooking the rear aspect, doorway and two slate steps leading to:



UTILITY ROOM 3.51m (11'6") x 1.65m (5'5")

Triple aspect with recessed UPVC double glazed sash window overlooking the garden with views to countryside, UPVC double glazed door to the outside and double glazed pitched roof, non-slip vinyl flooring.

DOOR FROM DINING ROOM TO:

REAR LOBBY

With quarry tiled flooring, painted panelling to dado height, coat hooks, UPVC double glazed door to the outside.

WET ROOM 2.36m (7'9") x 2.24m (7'4") into recess.

Adapted for a disabled person and with non-slip flooring, shower area with bathroom panelling and Mira thermostatically controlled electric shower, pedestal hand wash basin, low flush wc, heated towel rail, bathroom cabinet, airing cupboard with lagged copper cylinder, immersion and slatted shelving, pine ceiling and internal door, fan heater.



STAIRCASE FROM ENTRANCE LOBBY TO FIRST FLOOR LANDING

BEDROOM ONE 4.04m (13'3") x 3.96m (13'0")

A delightful main bedroom with canopied ceilings and two feature exposed stone walls, low UPVC double glazed sash window and window seat enjoying superb, elevated views across the gardens and fields to countryside and Goonhilly Downs in the distance, panelled internal door.

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BEDROOM TWO 3.00m (9'10") x 2.74m (9'0") plus recess 1.63m (5'4") x 0.74m (2'5")

A second double bedroom with pitched roof and pine panelling and A-frame timbers, painted rough cast walling, exposed granite work, recessed UPVC double glazed sash style window and window seat enjoying the same views as bedroom one, panelled internal door.



BEDROOM THREE 3.48m (11'5") x 1.88m (6'2") plus recess 1.96m (6'5")

High mono pitched wooden ceilings, exposed and painted rough cast walling, low UPVC double glazed window overlooking the rear.



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OUTSIDE

ATTACHED STRUCTURES

As you approach the rear of the cottage you will see to the right hand side, two partly finished buildings which could be incorporated with the main building (subject to planning permission and building regulations).



DETACHED BARN

To the left hand side of the cottage you will see a detached two-storey stone built barn which is currently used for storage and in need of some restoration.



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GARDENS

The cottage is approached over a long unmade private driveway with Cornish stone hedges either side and this opens into a large garden with extensive lawned areas to the left hand side interspersed with trees and shrubs and to the right, you will see an old garage which needs re-building and parking area. A driveway continues to the cottage with access to the fields to the right. A five-bar gate leads into a lawned rear garden with a wide pathway leading to the entrance door. The lawned areas continue in front of the old barn and around to the front of the cottage which has lawned areas, a patio, well stocked flower borders and delightful views across fields to countryside, Cornish engine houses and sea views towards Poldhu.

LAND

The land is set in three enclosures with Cornish stone hedge boundaries. The land is ideal for someone with a pony or small livestock.

AGENTS NOTE

1. We have been informed by our client that a recent mining search has shown a number of suspected mine shafts primarily on the field at the rear and one in the driveway. A copy of the mining reports are available on request. There are indications that further investigations are needed drilling/trenching.
2. There is a public footpath which runs through the grounds of the property, we understand an extension was built on part of the footpath. We are informed by our client's family that any walkers have naturally walked around the boundary. We understand there is a process to have the footpath legally diverted.

COUNCIL TAX Band C.

SERVICES

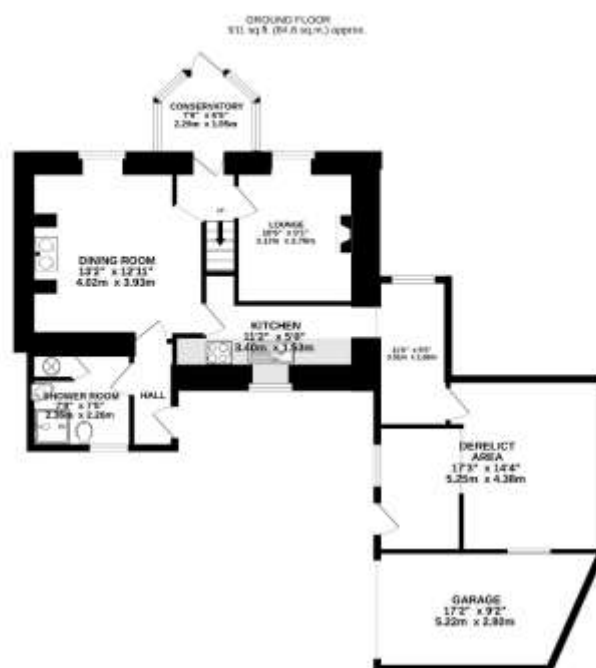
Fresh water is supplied via a new bore hole which is currently being installed and private drainage for waste. Electricity, oil Rayburn which fires the central heating and an immersion tank for hot water when the Rayburn is not in use.

WHAT THREE WORDS neater.toys.stiffly

MONEY LAUNDERING

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.





While every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.

 Kimberley's

 The Property Ombudsman