



Moorstone 4 Trelill Court, Trewennack, TR13 0PG

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Moorstone 4 Trellill Court

- NEWLY RENOVATED BARN CONVERSION
- THREE BEDROOMS
- MASTER EN SUITE
- REAR GARDEN
- TWO PARKING SPACES
- COUNCIL TAX BAND - Awaited
- FREEHOLD
- EPC -C73

An opportunity to purchase a three bedroom, detached newly renovated barn conversion in the rural Cornish hamlet of Trewennack, close to the market town of Helston.

The property, which is part of a development of six barns which have been tastefully converted by a well respected local developer. Offering many refinements of modern living from an en suite master bedroom, a newly fitted kitchen and central heating, the property is well proportioned and has a very attractive local stone facade.

In brief, the accommodation comprises a kitchen/diner, utility room, W.C. and, completing the ground floor, a lounge. On the first floor there is a bathroom and three bedrooms, the master of which benefits from an en suite shower room. To the outside at the front is a cobbled courtyard which is open plan with neighbouring properties, whilst to the rear is a pleasant garden and two parking spaces.

Trewennack is a rural hamlet a short distance from the market town of Helston. The hamlet is renowned for its well established horticultural show. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.







THE ACCOMMODATION COMPRISSES (DIMENSIONS APPROX)

French doors to kitchen.

KITCHEN 17'3" x 13;3" (5.26m x 3.96m;0.91m)

A stylish new kitchen comprising stone working top surfaces incorporating a one and a half bowl sink unit with drainer with mixer tap over, cupboards and drawers under and wall cupboards over. Built-in AEG appliances include an oven, microwave, induction hob with hood over and a dishwasher. There is an outlook to the front and door to utility room.

UTILITY ROOM 9'6" narrowing to 6'3" x 4'3" (2.90m narrowing to 1.91m x 1.30m)

With outlook to the front and working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards under and space for a washing machine and tumble dryer. Door to a built-in cupboard and door to W.C.

W.C.

Comprising a close coupled W.C. and a wall mounted washbasin with mixer tap over.

LOUNGE 18' x 13'3" (5.49m x 4.04m)

With an outlook and door to the front and stairs to the first floor.

STAIRS & LANDING

With built-in cupboards, skylight and doors to all remaining rooms.

BATHROOM

Attractive new suite comprising a bath with mixer tap and shower over, close coupled W.C. and a washbasin with mixer tap and cupboard under. There are partially tiled walls, tiled floor, a skylight and towel rail.

MASTER BEDROOM 13'6" x 10' plus door and cupboard recess (4.11m x 3.05m plus door and cupboard recess)

With built-in cupboards, an outlook to the front and side. The room has a vaulted ceiling with skylight.

EN SUITE

An en suite shower room comprising a close coupled W.C., washbasin with mixer tap over and cupboards under, a shower cubicle with rain and flexible shower heads. There is a towel rail, tiled floor and partially tiled walls.

BEDROOM TWO 13'6" narrowing to 9'9" x 10' plus door recess
(4.11m narrowing to 2.97m x 3.05m plus door recess)

With outlook to the side and having a vaulted ceiling.

BEDROOM THREE 9'9" narrowing to 9' x 7'9" (2.97m narrowing to 2.74m x 2.36m)

With outlook to the front and having a vaulted ceiling.

OUTSIDE

To the front of the property is an open plan cobbled courtyard, whilst to the rear of the residence is a pleasant private garden and two parking spaces with electric vehicle charging point. Outside tap.

DIRECTIONS

From Helston take the Falmouth road and head towards the hamlet of Trewennack. As you enter Trewennack you will pass the 30mph speed limit sign and the development will be found a short distance on the left hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

AGENTS NOTE ONE

This property is situated within a development with building works still ongoing on other dwellings.

AGENTS NOTE TWO

We are advised that the property is Grade II Listed.

AGENTS NOTE THREE

We are advised that there is a shared driveway with neighbouring properties.





AGENTS NOTE FOUR

We are advised that the property has a private drainage system which is shared with neighbouring properties.

AGENTS NOTE FIVE

The developer will pay the purchaser's solicitors fees, excluding disbursements and searches, should the purchaser use a solicitor approved by the developer and/or solicitor. Such fees will be paid upon completion of the purchase of a property on this development. Full terms and conditions are available as and when a purchase is agreed.

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 - Awaited

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

20th January, 2025.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contract.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS