

Boderwennack Farm

Wendron, TR13 0NA



MATHER
PARTNERSHIP





Boderwennack Farm Wendron, TR13 0NA

Situated in a wonderful rural location near Wendron, this charming detached character property presents a unique opportunity for those seeking a rural retreat. With four bedrooms, two reception rooms, and a wealth of original features, this property is perfect for families or those looking for a peaceful escape from the hustle and bustle of every day life. The property boasts a delightful character, reflecting the charm of traditional rural architecture. Set in a wonderful position, the property is surrounded by stunning countryside, offering a serene environment for relaxation and outdoor pursuits. The good-sized gardens provide ample space for gardening enthusiasts or for children to play, while the convenience of off-road parking adds to the practicality of this home. Although the property requires some modernisation, it offers wonderful potential for those with a vision to create their dream home. The absence of an onward chain ensures a smooth transition for buyers, allowing for a quicker move-in process. This is a rare opportunity to acquire a characterful home in a sought-after location, making it an ideal choice for anyone looking to invest in a property with both charm and potential. Don't miss the chance to make this delightful cottage your own.



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Guide price - £495,000

Location

Wendron is a sought after location that benefits from a well regarded primary school also being conveniently located for access to major towns including Helston, Penryn, Falmouth, Redruth and Camborne as well as the A30. The property offers excellent access to the coast with beaches on both the North and South coasts being accessible with a 20 minute drive. The ancient market town of Helston lies approximately 5 miles South and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are also within reach. For foodies, approximately 8 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

Accommodation

Entrance hall
Living room
Reception room
Kitchen

Utility room

WC

Garage/workshop

Bedroom

Bedroom

Bedroom

Bedroom

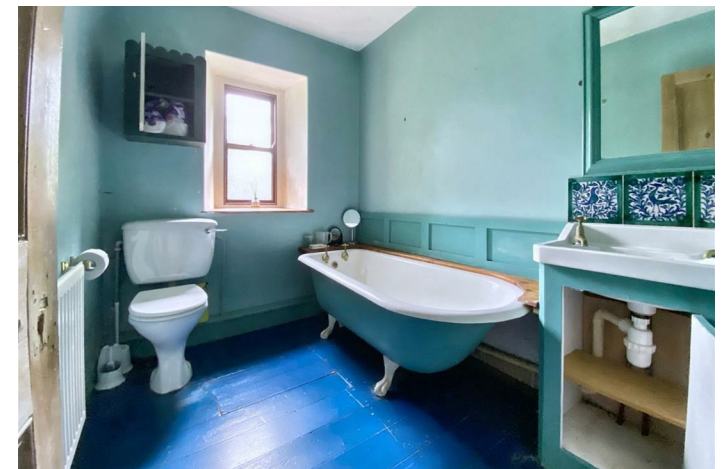
Bathroom

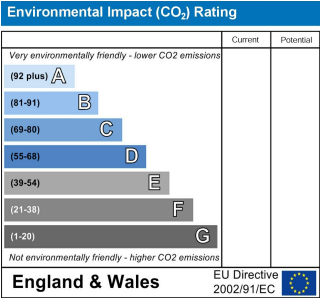
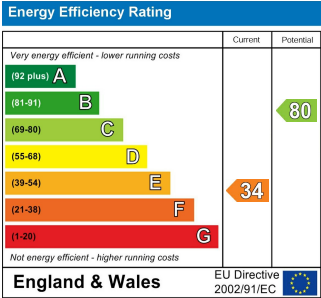
Garage/Workshop

The property benefits from a good size garage/workshop equipped with power and light, providing a great storage or work space. Doors open to the garden. Loft storage area.

Outside

The gardens of the property are generous and afford a number of areas. The front garden is chiefly laid to lawn complimented with mature trees and bushes. The garden wraps around the property on both sides, with further areas laid to lawn and patio. The rear garden is chiefly lawn with mature trees, there is also an outbuilding (log store) and an area accommodating a polytunnel.





Parking

The property benefits from generous off road parking for several vehicles.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. Freehold tenure.

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

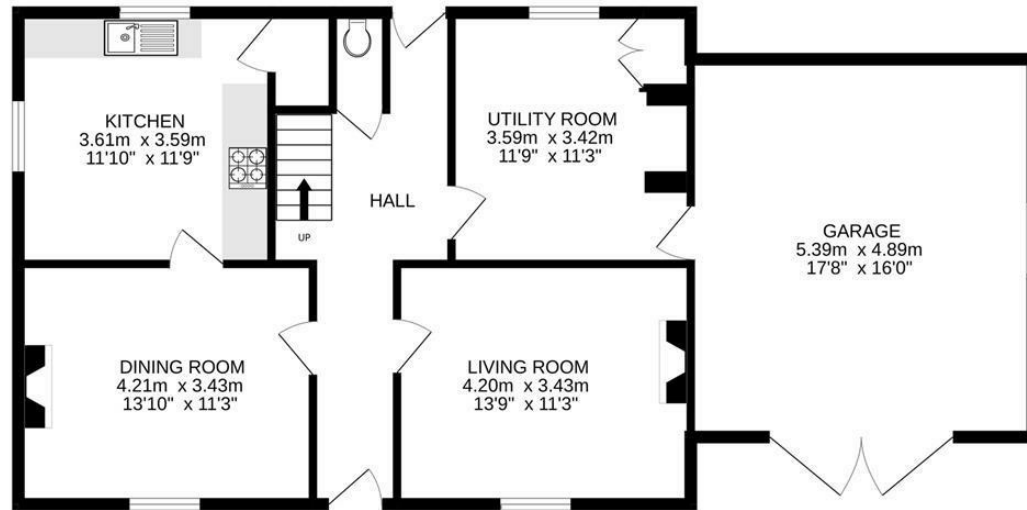
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

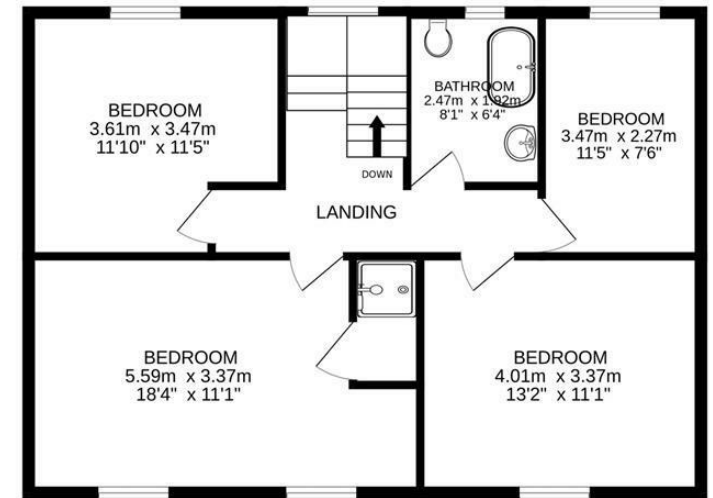
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST 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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