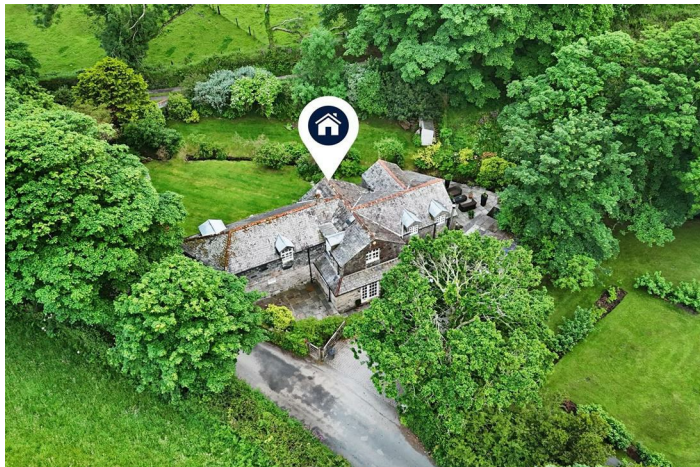


# Convenen Cottage

Helston, Cornwall TR13 0NH







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## Helston, Cornwall TR13 0NH

Nestled in a peaceful rural setting, this wonderfully presented detached house is a true gem waiting to be discovered. Boasting a delightful blend of contemporary style and original features, this period property is sure to capture your heart. With five bedrooms, three bathrooms, and two reception rooms, there is ample space for all your needs. The tasteful extension in recent years has added a modern touch while maintaining the property's character and charm. Step outside to find a generously sized garden, perfect for relaxing or entertaining in the peaceful setting. Whether you're looking for a family home or a place to escape the hustle and bustle, this property offers the best of both worlds. Don't miss the opportunity to make this beautifully presented property your own - a perfect blend of history and modern living awaits you.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
**Tel: 01326 565016 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide price - £895,000**

**Location**

The property is situated close to Wendron, which is a charming village and civil parish located approximately 3 miles to the north of Helston and 6 miles to the west of Penryn. Historically known as St. Wendron, this Cornish village is nestled in the heart of Cornwall, England. The area is surrounded by rolling fields and hill-top moors, punctuated by mine stacks and crisscrossed by hedges and dry-stone walls.

**Accommodation**

Entrance hall  
WC  
Kitchen dining room  
Living room  
Sitting room  
Study  
Bedroom one  
En suite  
Bedroom two

Bedroom three  
Bedroom 4  
Bedroom five  
Bathroom  
Shower room

**Garden**

The property occupies a generous size plot, with mature & well established gardens. The garden offers a tremendous amount of privacy, and is chiefly laid to lawn with mature borders, planted beds stocked with flowers and patio areas. There is a stream that runs through the middle of the garden. To the West side of the property is a raised patio area which is perfect for outdoor dining.

**Parking**

Driveway providing off road parking for 2-3 vehicles.

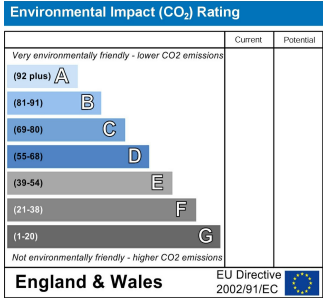
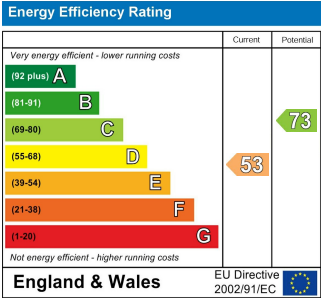
**Garage**

The garage is fitted with power and light, and features a wide garage door to the front elevation. Adjoining the garage, is a very useful storage room.

**Services**

Mains water and electricity. Oil fired central heating. Private drainage. Calor gas for the hob.





**Agents note**

Our clients have informed us that they own land separate from the property, totaling 10.5 acres, which may be available to purchase on a separate negotiation. Details of this are available on request.

**Council Tax Band E****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.

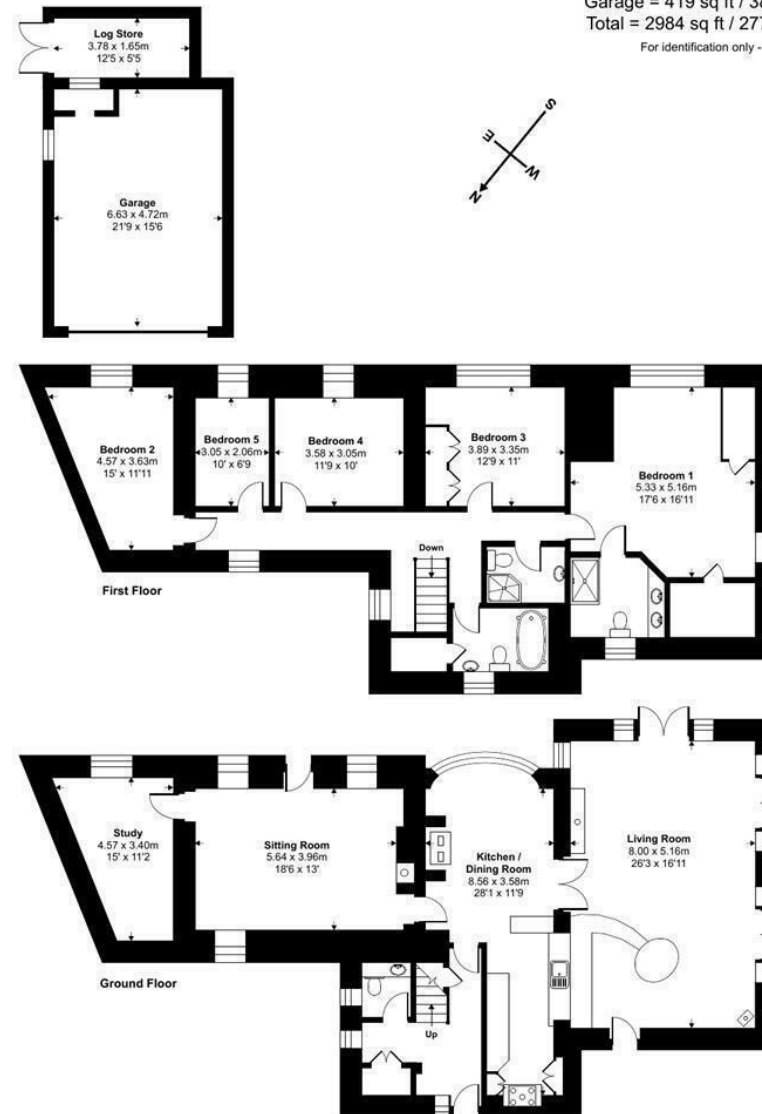
**Broadband & Mobile Phone Coverage**

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/>

**What3Words**

///nuzzling.deputy.cowboys





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

