



5 The Barns, West Trenethick Farm
Helston, TR13 0BT







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This beautifully modernised three bedroom linked detached house is presented to a high standard throughout and is perfectly positioned on a popular estate with easy access to local schools, the sports centre, and scenic woodland walks.

The light and airy living room is a welcoming space, enhanced by a charming log burner that creates a warm and cosy atmosphere. At the heart of the home is the stylish kitchen/diner, complete with plentiful storage units and sleek quartz worktops, an ideal setting for both everyday family living and entertaining guests. From here, double doors open into a versatile conservatory, providing additional seating or a practical playroom where children can be easily supervised while socialising in the kitchen. A rear porch doubles as a utility room, ensuring you retain valuable cupboard space within the kitchen.

Upstairs, you will find three well proportioned bedrooms, each with built-in wardrobes, alongside a contemporary family bathroom finished to an ultra-modern standard.

Externally, the enclosed rear garden offers an excellent balance of entertaining and relaxation space. A patio and decked area provide room for outdoor dining and seating, while the lawn, bordered by mature shrubs, ensures a good degree of privacy.



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Guide Price £335,000

Location

Being within close proximity to local supermarkets and the town centre this property offers a convenient location to access the facilities of the town. Helston is famed for it's historic Flora Day celebrations on May 8th when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a host of woodland walks.

Accommodation

Entrance Hallway
Living Room
Kitchen/Diner
Conservatory

Utility Room
Cloak Room
Stairs to Landing
Bathroom
Bedroom Two
Bedroom One
Bedroom Three

Garage

With an up and over door and electricity inside providing a good amount of storage.

Parking

A driveway providing off road parking for one vehicle.

Outside

The rear garden features a decked seating area leading from the conservatory, ideal for outdoor dining and relaxation. A lawn bordered by mature trees and shrubs provides privacy and a pleasant green outlook, creating a low maintenance yet inviting space





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		69	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Services

Mains water, drainage and electricity. Gas central heating.

Council Tax Band- C**What3Words**

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Anti Money Laundering Regulations – Purchasers

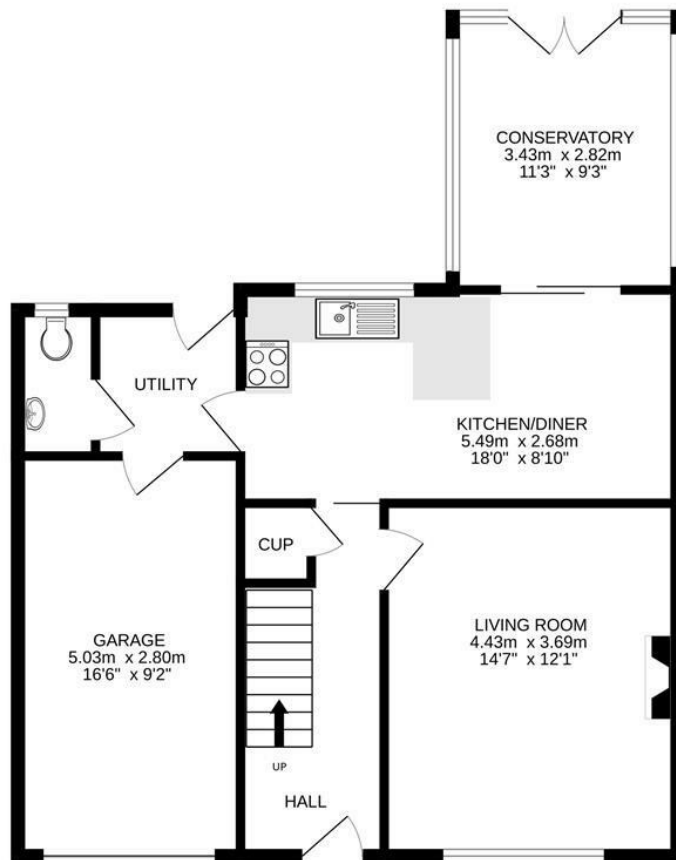
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

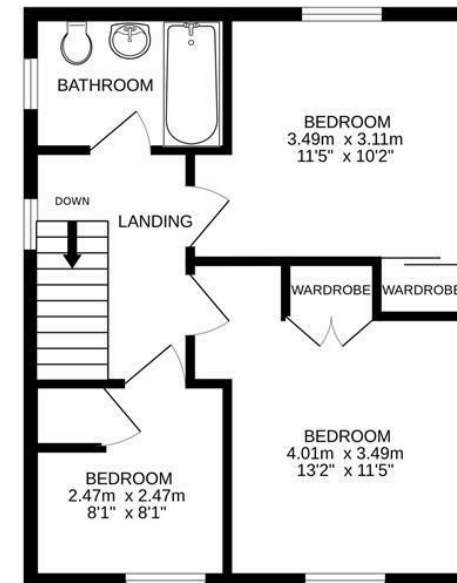
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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