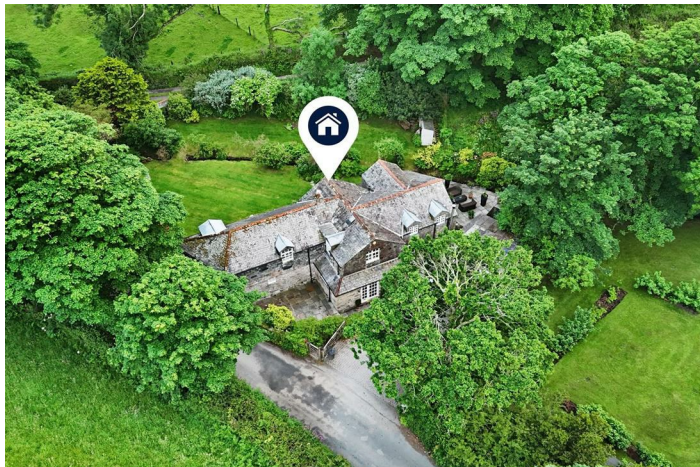


Lot 3 Convennen Cottage Wendron, TR13 0NH

For identification purposes only







Lot 3 Convennen Cottage

Wendron, TR13 0NH

This property is now available in three lots, including a beautifully presented detached 4/5 bedroom home accompanied by three separate parcels of land located a short walk away. These comprise approximately 1.75 acres, an additional 4.62 acres, and a further 4.15 acres totalling roughly 10.52 acres.

Set amid peaceful rural surroundings, the house seamlessly blends modern touches with charming period character, creating a warm and welcoming atmosphere. The accommodation features three bathrooms and two reception rooms, offering generous and adaptable living space to suit a variety of needs.

A thoughtfully designed extension enhances the property with contemporary comforts while retaining its original charm. Outside, the home enjoys a sizeable, well-maintained garden ideal for entertaining or simply unwinding in the tranquillity of the countryside.

Whether you are looking for a spacious family residence or a serene rural getaway, this property provides an exceptional combination of character, modern living, and extensive land.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Offers in excess of - £950,000

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.

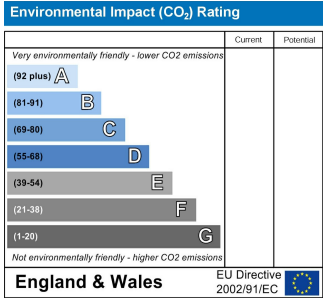
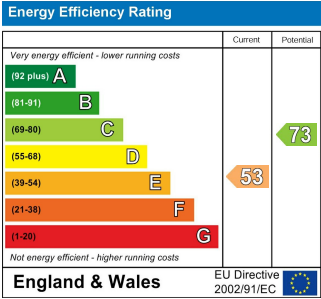
Land

There are additional parcels of land measuring approximately 1.75 acres, 4.62 acres and 4.15 acres, located just a short walk from the property. The land itself is level and offers a range of potential uses.

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.

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.

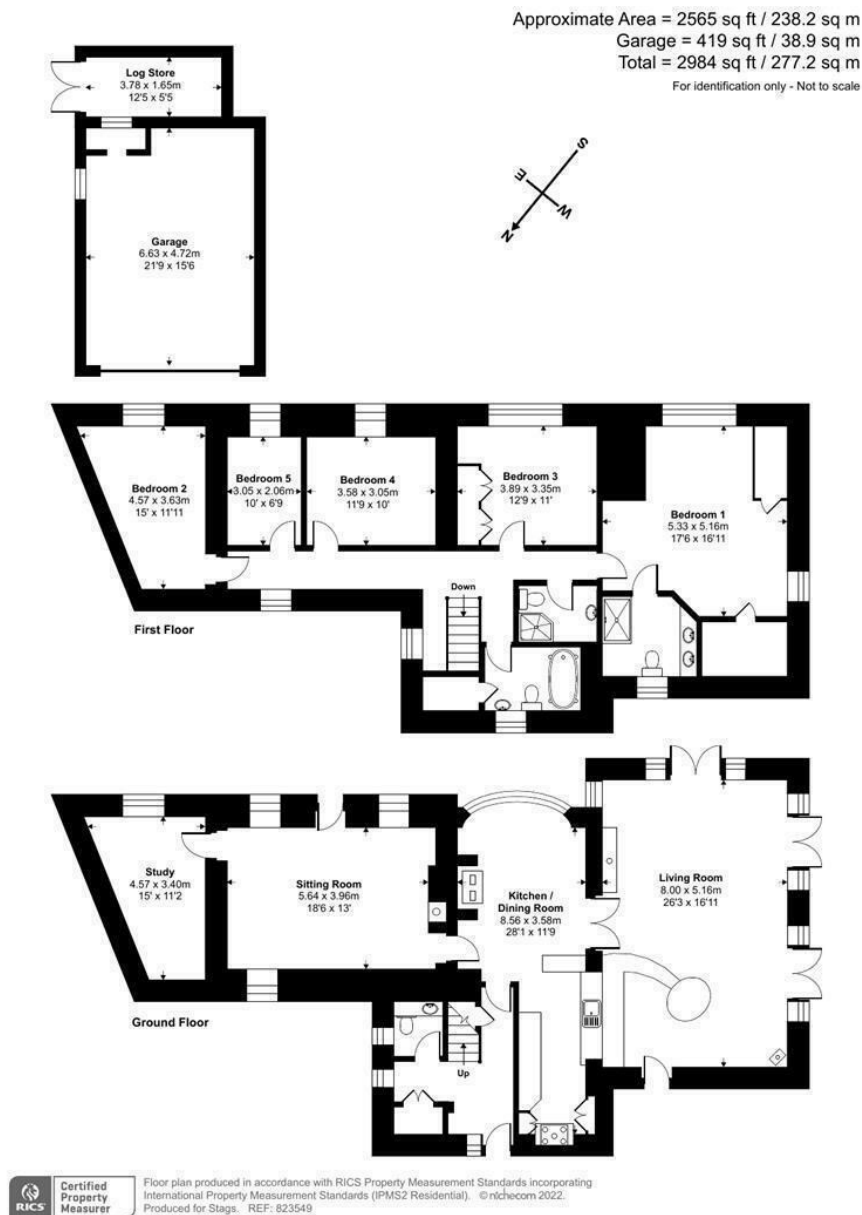
Broadband & Mobile Phone Coverage

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.

An aerial photograph of a rural landscape featuring several green fields. A prominent red line is drawn across the image, outlining a specific area that includes a large field on the left and a smaller one on the right. The fields are separated by stone walls and some trees. In the background, there are some buildings and a road.

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