

4 The Old Barns

Camborne, TR14 0DD







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Nestled in the charming village of Kehelland which offers an excellent primary school and the Kehelland Trust, this delightful barn conversion presents a unique opportunity for those seeking a blend of rustic charm and modern comfort. With three well-proportioned bedrooms and a family bathroom, this property is ideal for families or those looking for extra space.

Upon entering, you are welcomed into a warm and inviting living area, which features a wood-burning stove, perfect for cosy evenings. The spacious kitchen dining room is a highlight of the home, providing an excellent space for entertaining or family meals. This area seamlessly connects to a utility room, enhancing the practicality of the layout.

The exterior of the property is equally appealing, boasting an enclosed garden that features a patio area, ideal for al fresco dining or simply enjoying the fresh air. Beyond the patio, an astroturf garden offers a low-maintenance outdoor space for relaxation or play.

For those with vehicles, the property includes parking for two cars, along with a garage and a separate store, providing ample storage solutions.

This barn conversion in Kehelland is not just a home; it is a lifestyle choice, offering a peaceful village setting while still being conveniently located for local amenities. With its blend of character and modern living, this property is sure to attract interest. Don't miss the chance to make this charming residence your own.



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Guide Price £399,950

Location

Kehelland is a small, rural village in west Cornwall, England. It is known for its peaceful countryside setting, strong sense of community, and agricultural roots. The village is particularly notable for its apple orchards and hosts an annual Apple Day event each autumn, celebrating local produce and traditions. Kehelland has a close-knit population and features a few key amenities, such as a chapel, a community primary school, and a horticultural centre (Kehelland Trust), which supports people with learning disabilities. The village located approximately 2 miles away from Camborne and 4 miles from Hayle and is surrounded by farmland and lies just south of the A30, a major road that connects much of Cornwall, making it accessible despite its rural feel. The beaches at Godrevy and Gwithian are only a short drive away.

Accommodation

Entrance
Living Room

Kitchen Dining Room
Utility Room
3 Bedrooms
Family Bathroom

Garage

5'9 x 7'2

The garage is located within the block of garages on your right as you drive into the parking area. With double opening doors. The garage is currently used as a useful extra storage area.

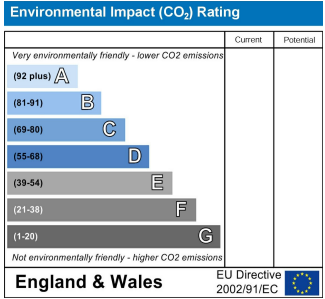
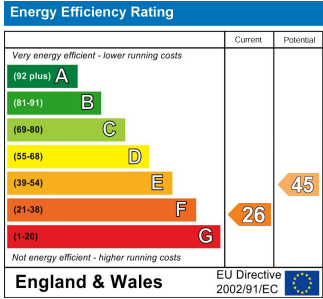
Parking

To the front of the property, there are two allocated spaces for the property.

Outside

To the front is a communal lawn area. The rear garden is access via the utility room and offers a patio area creating the ideal sunbathing spot or Alfresco dining area. The hot tub is also included in the sale. With





steps rising up onto the astro turfed garden which is enclosed to all sides by fencing providing a good degree of privacy along with proving suitable for both children and pets. Across from the front of the property is an enclosed area where the propane gas tank is sited. To the side of the parking area is a block of storage areas which the house owns the middle store.

Services

Mains Water, Electric, private drainage and propane gas

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.

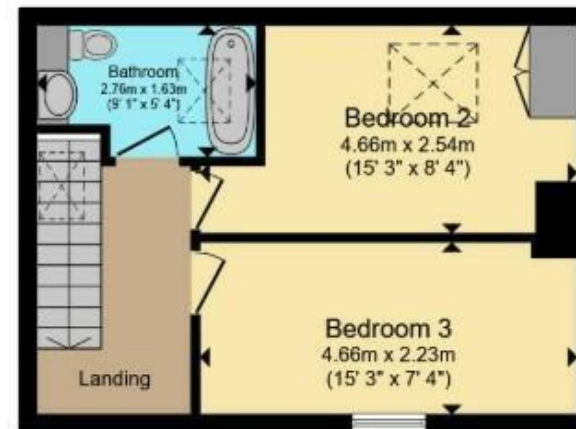
Proof of Finances

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



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

