



## Bluebell Barn Chenhall Farm, Crelly, Trenear, TR13 0EY

£400,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Bluebell Barn Chenhall Farm

- DETACHED HIGH SPEC-BARN CONVERSION (COMPLETED 2023)
- PRIVATE GATED SETTING WITHIN IDYLIC DAFFODIL FARM
- PLANNING PERMISSION TO EXTEND TO THREE BEDROOMS (+25 sqm) REF PA23/02214
- PROVEN HOLIDAY LET GENERATING £40,000+PER ANNUM (no holiday let restriction, full residential use permitted)
- NO ONWARD CHAIN
- FREEHOLD
- COUNCIL TAX C
- EPC C69







A beautifully finished, detached two-bedroom barn conversion set within a private daffodil farm in a peaceful rural location, offering a rare combination of lifestyle appeal, income generation and future upside.

Completed in 2023, the property has been comprehensively renovated to a high specification, blending contemporary finishes with the character of the original agricultural building. The result is a turnkey home suitable for full-time living, second home use, or continued holiday letting.

The accommodation is centred around a bright and spacious open-plan kitchen and living area, designed to maximise natural light and flow. The kitchen is finished with quartz worktops and quality fittings, complemented by high-end porcelain flooring running throughout the property.

There are two generous double bedrooms, both with en-suite shower rooms, making the layout ideal for guests, holiday letting or flexible living arrangements.

The property benefits from underfloor heating, modern insulation, a new boiler and oil tank installed in 2023, and generally low ongoing running costs.

Externally, the property enjoys its own private gated access leading to a driveway with parking for two to three vehicles. A private patio and garden area provide outdoor space to enjoy the surrounding countryside.

Planning permission has been granted to extend the property to a three-bedroom dwelling with an additional 25 sqm, offering clear future value uplift (Ref: PA23/02214).

The property is currently operated as a successful holiday let, generating in excess of £40,000 per annum, with no holiday let restrictions and full residential use permitted. (holiday letting figures available on request)

Despite its peaceful rural setting, the property is well connected: Helston is approximately 10 minutes away, Falmouth and Porthleven around 20/25 minutes, Truro and St Ives 25–30 minutes, Penzance 35 minutes and Newquay Airport approximately 45 minutes. Beaches, coastal walks and village amenities are all within easy reach.

#### OUTSIDE

Private gated driveway with parking for two to three vehicles. Patio and garden area. Set within a private farmstead environment.

#### SERVICES

Mains water, private drainage (treatment plant), oil-fired heating and electricity. High-speed fibre broadband available (up to approx. 1,000 Mbps download).

#### AGENTS NOTE

Shared access along the main track for one other property (Flora Cottage) and for farmland access. Shared treatment plant system. Sale subject to title split at exchange.

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### MOBILE AND INTERNET COVERAGE

To check the coverage for this property please visit – <https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit – <https://checker.ofcom.org.uk/>

#### PROOF OF FINANCE – PURCHASERS

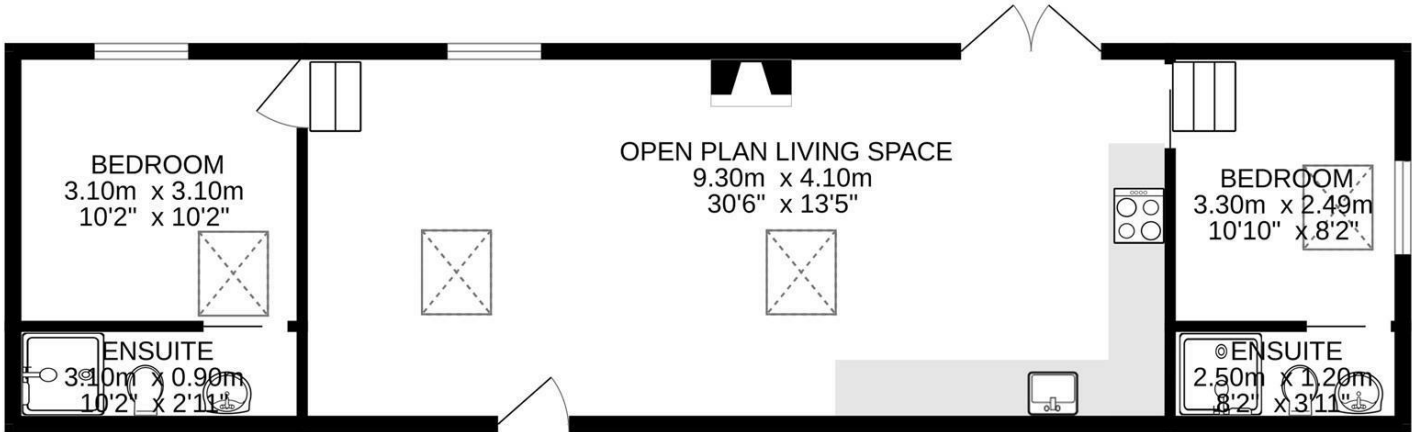
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



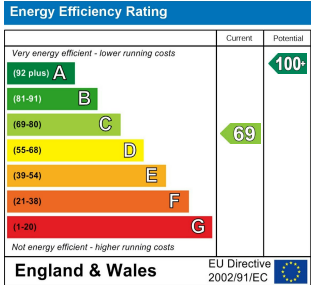




GROUND FLOOR



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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