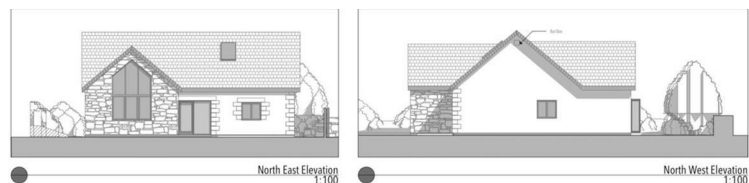
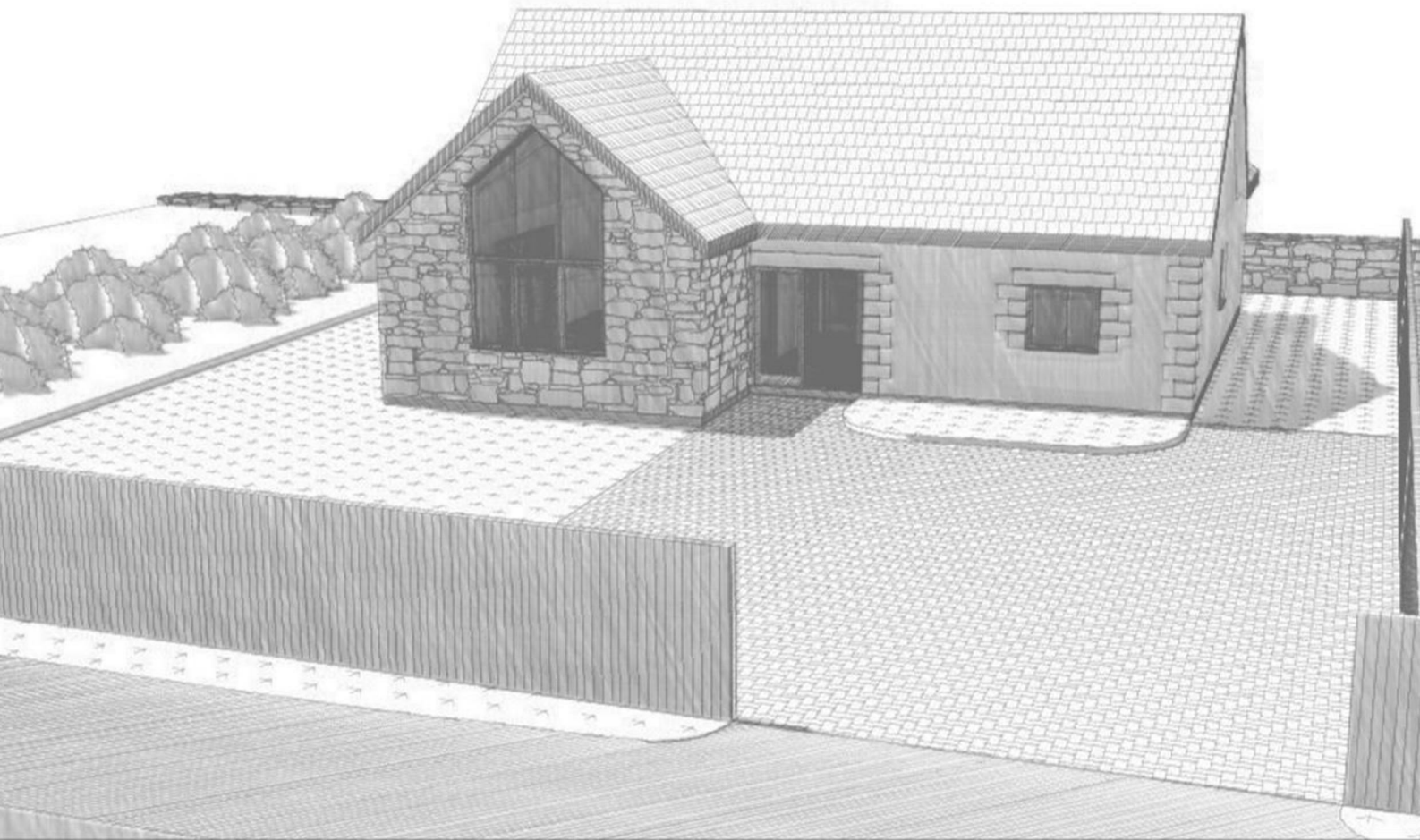


CHRISTOPHERS

ESTATE AGENTS



Occupying a superb position on the edge of open farmland with beautiful rural views, this individual building plot offers an exceptional opportunity to create a spacious, architect-designed four-bedroom home in a sought-after location. Ideally situated for access to Helston, Falmouth, and Truro, the site strikes a perfect balance between rural tranquillity and convenience.

Full planning permission has been granted under application reference PA24/08215, with plans available to view on the online planning register.

The proposed property has been thoughtfully designed to offer generous living accommodation, including a stunning triple aspect open-plan living area with bi-fold doors opening onto the garden – perfect for modern family life and entertaining. The ground floor also features two double bedrooms, one with an en-suite, a family bathroom, and a utility room.

Upstairs, the impressive master suite provides for a peaceful retreat, complemented by a further double bedroom. Externally, the finished home will enjoy modest gardens to both front and rear, along with off-road parking.

This is a rare and exciting opportunity for self-build enthusiasts or developers to create a bespoke home in a beautiful setting.

LOCATION

The plot enjoys a tucked away location within the small hamlet of Trewennack on the outskirts of Helston. Enjoying the feeling of country life yet being conveniently located for access to major towns such as nearby Helston as well as Falmouth and Truro the property is also well placed to access all of the surrounding Countryside as well as the nearby Coastline and the Helford River.

DIRECTIONS

From Helston take the Falmouth road and head towards the hamlet of Trewennack. As you enter Trewennack you will pass the 30mph speed limit sign and the turning for the plot will be found a short distance on the right hand side, indicated by a Christophers For Sale Board. Turn down the lane and park in the parking bay for Moon Barn on your right hand side.

SERVICES

The purchaser will be responsible for connection of services including provision for private drainage.

AGENTS NOTE

Japanese Knotweed has been previously identified at the property and the site is currently subject to a management plan with an insurance backed guarantee. Further details and confirmation available on request.

AGENTS NOTE TWO

The seller will erect a boundary fence on completion.

ANTI-MONEY LAUNDERING

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

MOBILE AND BROADBAND

To check the broadband 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/>

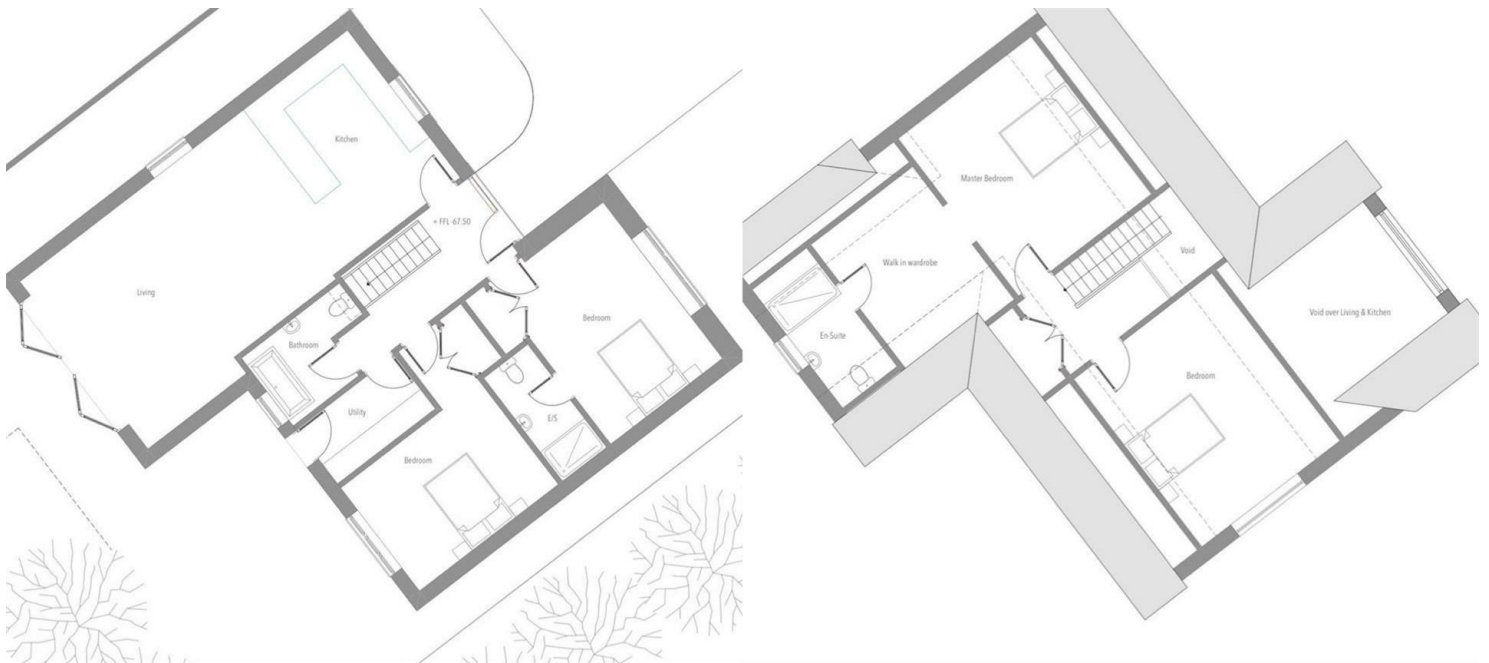
PROOF OF FINANCE - PURCHASERS

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.

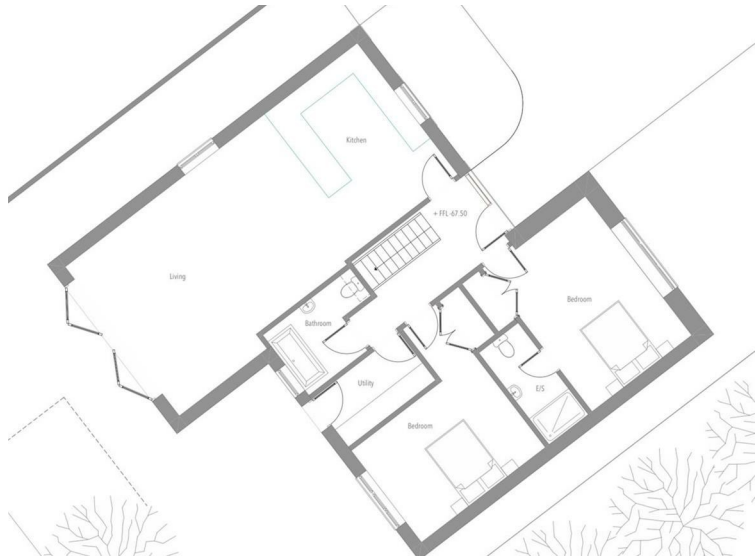
DATE DETAILS PREPARED.

Details prepared April 2025.

PLOT ADJACENT TO MOON BARN, TREWENNACK, TR13 0PG PRICE GUIDE £140,000



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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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	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	

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