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**Carnkie,  
Helston**

**Monthly Rental Of £1,050.00**







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## **Property Introduction**

Available in April and unfurnished is this rare opportunity to rent this charming two bedroom property situated in the village of Carnkie, Wendron.

Being Grade II listed there is a wealth of character comprising of a large open plan kitchen living area, with exposed wall and panelling.

There are two double bedrooms, a contemporary bathroom and outside you also benefit from your own designated garden - the ideal space for alfresco dining.

## **Location**

This delightful former Methodist Church has been converted into three homes and is located in the village of Carnkie, Wendron just two miles from the village of Stithians. The area is popular due to its lake with its excellent water sports facilities and lakeside walks. The village of Stithians offers amenities including village shop/Post Office, a doctors surgery and local Public House. There is a regular bus service through the village of Carnkie to Helston and Truro.

The University campus at Penryn and the nearest supermarket are located less than a ten minute drive away and the larger town of Falmouth is only eight miles away with its array of excellent shopping, numerous restaurants and leisure amenities as well as the selection of beautiful beaches and sports facilities.

## **ACCOMMODATION COMPRISES**

Internally the apartment offers a blend of the traditional and modern and is warmed by electric heating. Only by viewing this delightful former chapel dating back to 1900, can you fully appreciate the loving restoration which has been completed by the landlord, retaining original charm and character including original coloured glass windows

A communal entrance door shared by only two properties opens to an impressive vestibule with mosaic tiled floor, exposed granite wall and stained-glass windows.

A further door opens to the entrance hall with a bespoke staircase leading to the first floor apartment exposed wood flooring, some useful coat hooks and your own entrance door opening to the apartment.

The reception hall benefits from two built-in cupboards with a few steps up to the hallway and doors lead off to all rooms.

An open plan kitchen/living area is dominated by the impressive coloured glass windows to the front, flooding light into the space and highlighting the exposed granite wall. The kitchen contains a range of storage units with worktops and offers plenty of storage and built-in appliances to include an electric oven and hob with a recess suitable for an under counter fridge and space for washing machine.

To the lounge area there are further windows to the side aspect and featured wood panelling.

Both bedrooms have carpeted flooring and heaters, the smaller of the two being dual aspect with leaded light windows, exposed granite walls and wood panelling.

The bathroom is contemporary by design and fitted with a modern suite comprising bath with shower over, wash hand basin and WC, plus a built in storage cupboard housing the electric immersion.

## EXTERNALLY

There is a designated lawned garden which offers the ideal space for alfresco dining, entertaining and is a perfect spot to admire the chapel with its array of features including courtyard walls, dressed granite, memorial plaques.

## SERVICES

The property is served by mains water, drainage and electricity. We understand the Council Tax is band 'A'.

## RESTRICTIONS

The EPC rating is an F and currently exempt due to the property being listed. Only assistance living animals will be considered and there is to be no smoking internally.

## DIRECTIONS

Proceeding along the A394 from Penryn towards Helston, proceed through the village of Longdowns and take the third turning on the right, signposted towards Carnkie. Proceed along this road and up into Carnkie proceed down the hill and the property will be found on the left-hand side. Using What3Words: pods.grounded.repay

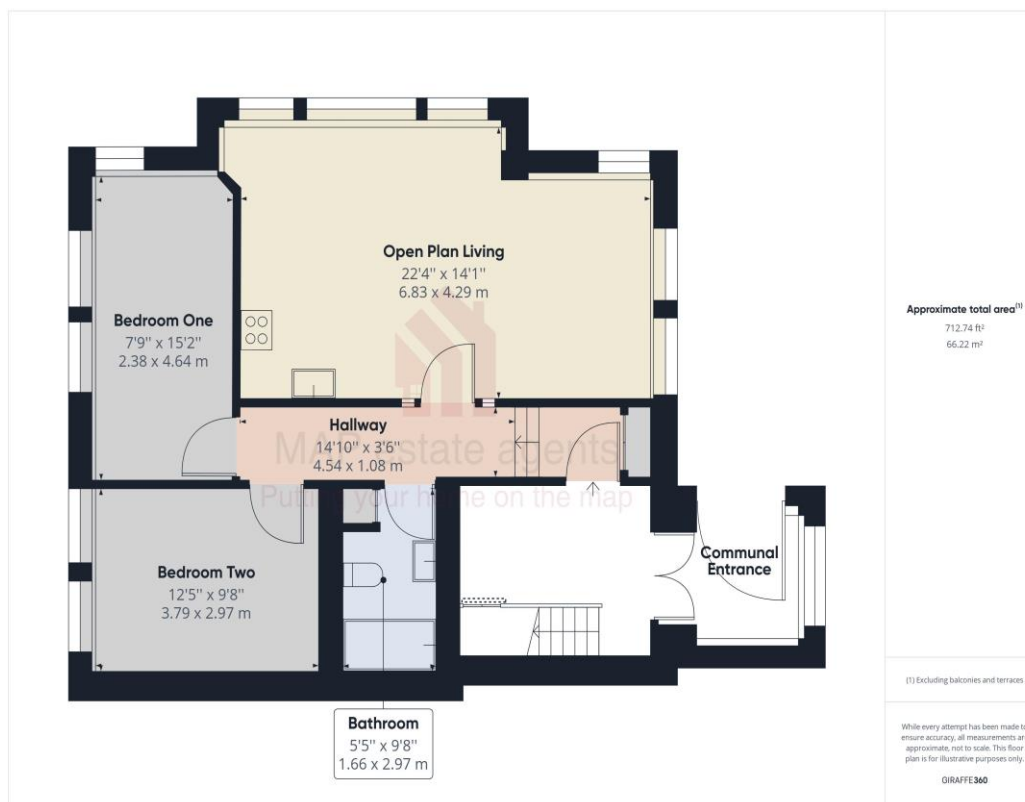


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 36 F    | 36 F      |
| 1-20  | G             |         |           |



## MAP's top reasons to view this home

- Available April
- Unfurnished covered apartment
- Two double bedroom property
- Converted Chapel with a wealth of character
- Open plan living oozing charm
- Kitchen with integrated oven and hob
- Contemporary design bathroom
- Own designated garden
- Convenient for Helston, Redruth and Falmouth
- Nil deposit scheme available



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01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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