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**Burras,  
Wendron, Helston**

**Monthly Rental Of £1,400.00**







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## Property Introduction

Available immediately and unfurnished is this three bedroom barn conversion offering a blend of character and charm with modern touches.

The principal bedroom offers an en-suite and Juliet balcony while a delightful kitchen/diner enjoys a dual aspect and the lounge with wood burner benefits from doors onto a terrace.

Perfect for those who love the countryside and surrounded by rural countryside, this is one of two newly converted barns in the parish of Wendron.

## Location

The parish of Wendron is made up of a number of small villages nestling amongst expansive countryside yet within a relatively short distance to the surrounding towns. Burras is a village south of Redruth on the B3297. While enjoying the tranquility of the countryside you are conveniently located within five miles of Helston, Redruth and Camborne, all provide a wider range of retail outlets, cafes, restaurants and bars.

Good sporting and social activity can be found nearby including the water sports centre at Stithians Lake which is approximately five miles distant and the sailing waters along the Helford River are also nearby.

## ACCOMMODATION COMPRISES

The restored granite barn with its light blue windows provides delightful kerb appeal and is positioned on the left hand side as you enter Burhos Farm.

Entering this delightful barn conversion, there is a spacious reception hall with openings to both the kitchen/diner and lounge.

Within the reception area a door opens to the ground floor WC/utility room which has a WC, wash hand basin and a utility

cupboard housing the hot water cylinder together with plumbing for a washing machine.

From the reception hall you are drawn to the lounge with its feature wood burning stove and beamed ceiling. Double doors open onto the front terrace with a further window with deep sill also providing natural light. Stairs from the lounge area lead to the first floor.

To the opposite side, up a couple of steps from the reception hall you enter the dual aspect kitchen/diner. Comprehensively fitted with range of storage units in a style that complements the building itself, complete with a built-in range cooker there are recesses suitable for a dishwasher and a washing machine. Where there was once a door a beautiful recessed window provides light and overlooks the garden.

Stairs from the ground floor lead to the first floor landing with carpeted flooring and 'Velux' style window, doors lead off to all rooms.

There are three well proportioned bedrooms two generous double bedrooms and a smaller double bedroom all with vaulted ceilings, carpeted flooring and electric heaters.

The main bedroom has a Juliet balcony with double doors and wrought iron railings which provides a delightful feature and also there is an en-suite shower room and vaulted ceilings. The en-suite has a window to the front aspect and provides a three piece suite with shower cubicle, vanity wash hand basin with storage and a WC.

Completing the first floor accommodation is the bathroom comprising a white three piece suite with bath with mixer taps and shower attachment, WC and wash hand basin, with tiled floor and window to front aspect.

## EXTERNALLY

There is parking to the front for two vehicles and a small lawn to either side of the pathway to the entrance door. A small terrace area ideal for alfresco dining is in front of the lounge double doors.

## SERVICES

The property is served by mains water and electric. The septic tank is provided for drainage, with the cost of running split between the two barns, guidance on the use will be provided. There is no mains gas to the area. Council tax banding is currently being assessed.

## RESTRICTIONS

Ideally suited to a mature couple or professionals looking to live in a rural location, surrounded by countryside. Due to the rural location a car is a must and neighbouring a farm those with pets must have a considered approach to applying, due to livestock. Those in receipt of benefits must have a working guarantor.

## DIRECTIONS

Heading out of Redruth towards Helston along the B3297. Proceeding through Four Lanes, after approximately 2 miles you'll enter the village of Burras you drop down the hill take a sharp left into the lane. As you turn into Burhos Farm the converted barns are in your left and your designated parking. If using What3Words location point:- loom.stall.existence



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	74
England & Wales		
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished barn conversion
- Three double bedrooms
- Lounge with feature stove
- Kitchen/diner with range cooker
- En-suite shower room
- Bedroom with Juliet balcony
- Parking for two vehicles
- Delightful rural location
- 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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