



Little Boquio
Farms Common, Helston

LODGE & THOMAS
ESTABLISHED 1892

Little Boquio

Farms Common, Helston,
Cornwall TR13 0JQ

Guide Price £950,000

- Beautifully remodelled character cottage
- Annexe providing useful holiday income
- 11 acres of well-kept pasture
- Stunning countryside setting
- Fantastic 'close to off-grid' lifestyle opportunity!

Surrounded by and enjoying open views over rolling unspoilt countryside, a thoroughly refurbished detached cottage that has been extended and improved creating 'free flowing' and practical accommodation, incorporating many features echoing a traditional build such as slate flooring, beam ceilings and exposed stonework. A truly delightful and extremely comfortable home with low outgoings and a useful income.



Situation

Little Boquio is situated in the wonderful rural setting in a renowned agricultural district surrounded by gently rolling countryside. The property is perfectly situated for easy access to the ancient market town of Helston, home to RNAS Culdrose and the annual Furry Dance, the bustling harbour town of Falmouth with its excellent maritime facilities, the university campus at Tremough, Penryn and the City of Truro, the administration centre for Cornwall with excellent retail, health, leisure, education and business facilities. The large conurbation of Camborne and Redruth is within easy commuting distance and is the main shopping, education and employment centre in West Cornwall. Stithians Lake and Country Park with its excellent water sports activities and also very popular for fly fishing, walking and bird watching etc is only 5 miles from the property. For the equine enthusiast, there are numerous country lanes and bridle paths providing excellent riding out.



The Property

The cottage has in recent years been extended and improved to create a highly individual and practical home. It has been further upgraded by its current owners and successfully combines the look and feel of a Cornish cottage with modern features such as both thermal and 4KW PV panels with battery storage, private borehole water supply and private drainage, double glazing and contemporary kitchen and bathroom. Electric heating is complemented by no less than three wood burners creating a wonderfully warm and cosy environment.

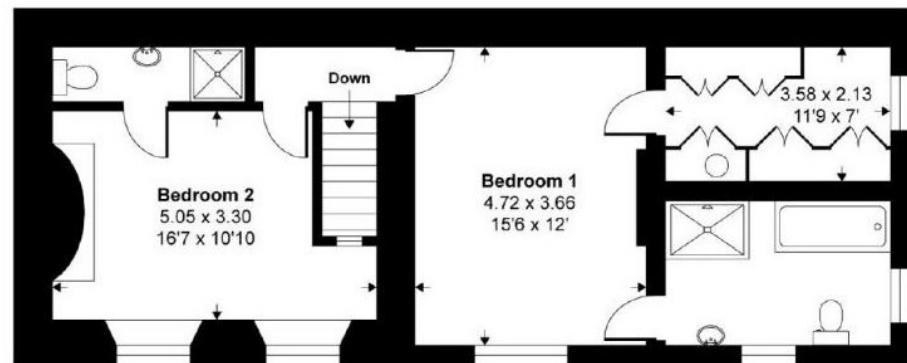
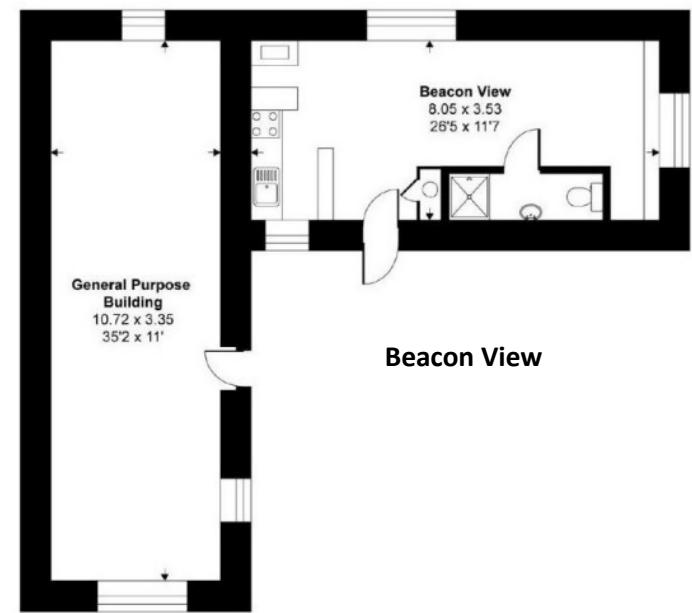
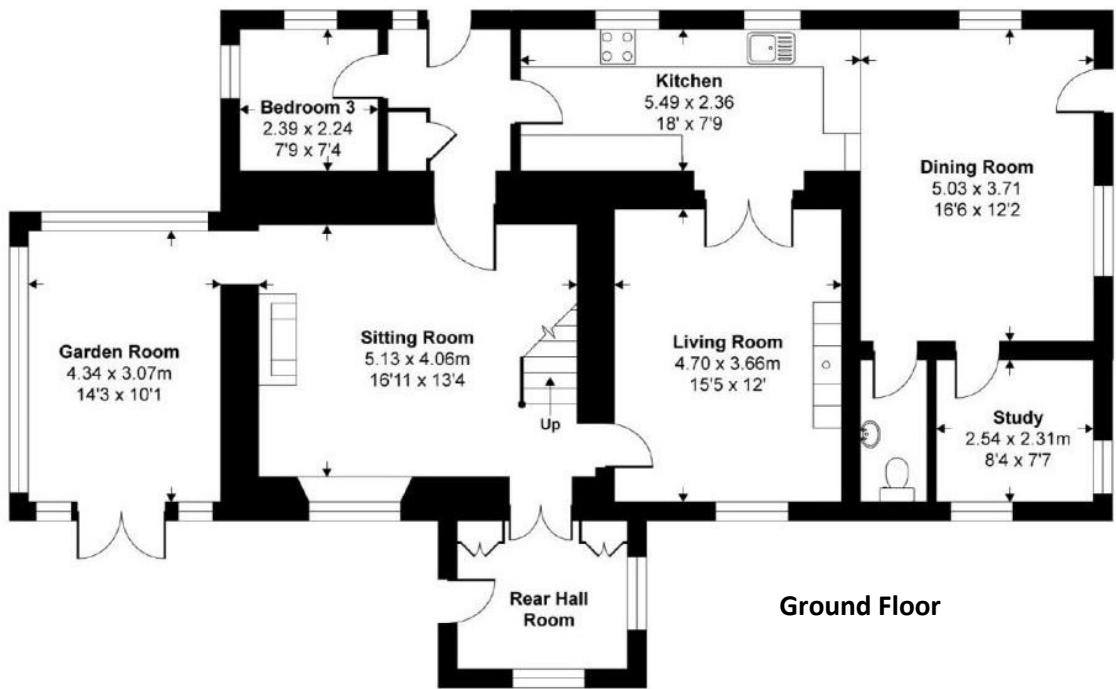
At ground floor radiating off the spacious reception hallway, is the split level kitchen/dining room adjacent to which are a cloakroom and an office, the living room, a further sitting room, both with wood burners, a superb garden room, and second office/rear hall, and finally bedroom three or as purposed by its current owners, a useful boot room/store. At first floor, there are two bright double bedrooms each with their own en-suites, plus to the larger of the two, a dressing room.



Outside the property is set within approximately 11 acres and is accessed over a long driveway off which is ample parking, a pond and gates to the lower paddock. The driveway continues to a further parking area directly in front of the cottage and the annexe, aptly named Beacon View, and continues in a loop back to the lower part of the access lane. The single storey annexe has been used as a successful holiday let and attached to it is a good sized workshop offering perhaps further potential subject to planning.

The well-established gardens enjoy a southerly aspect, extending mainly to the rear. Here to and to one side is the majority of the land, currently used in part for chickens, ducks and sheep, with the remainder given over to grass with a strong focus on wildflower and wildlife conservation.





First Floor

Services: Private borehole water supplies and private drainage. Mains electricity connected. 4KW photovoltaic system with 17KW batteries, 7KW electric car charger and competitive feed-in tariff supported by two thermal solar panels. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: D **EPC:** F

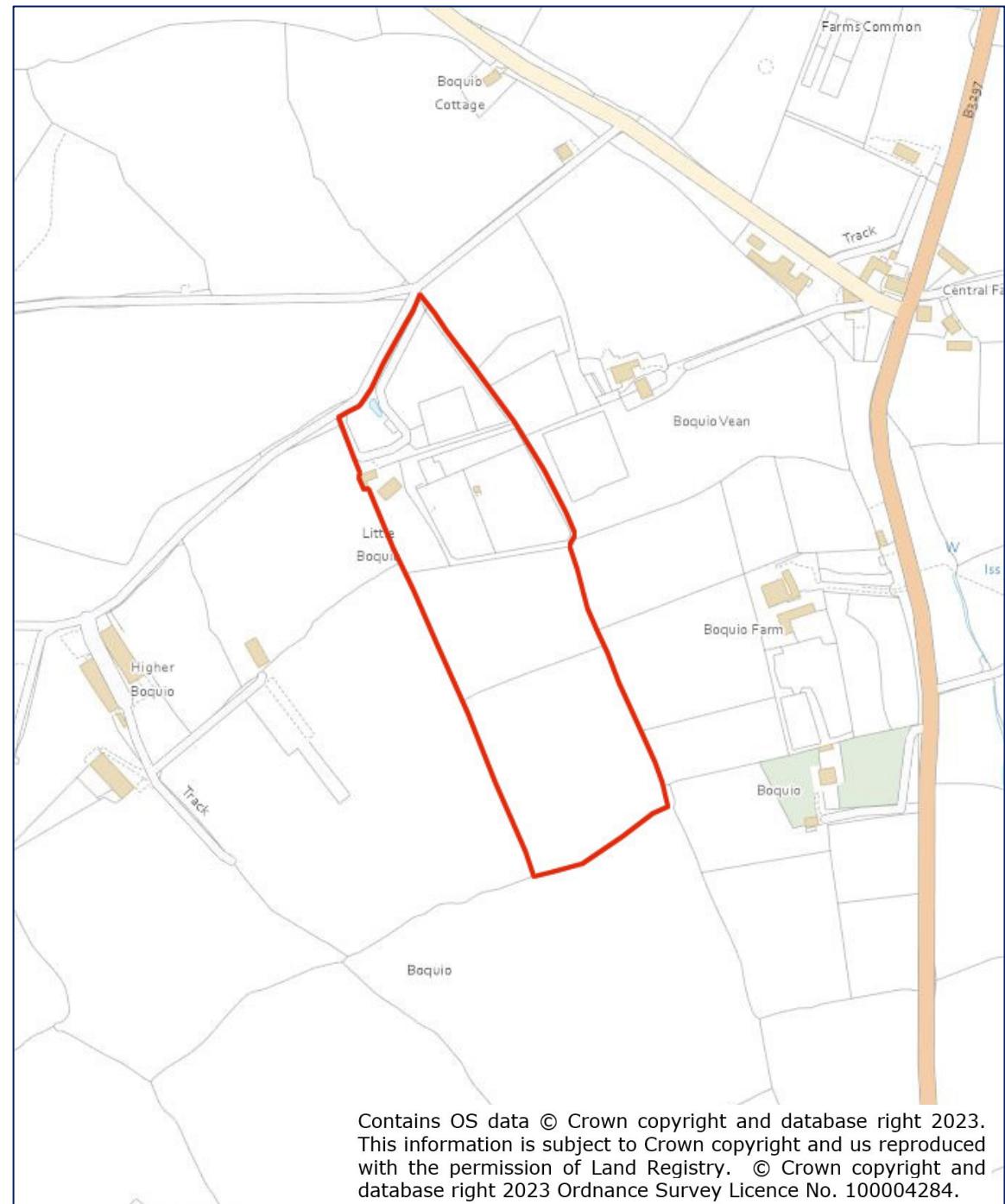
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Directions: From Helston head towards Redruth on the B3297. Continue through the villages of Wendron and Trenear and on to the hamlet of Farms Common. Here turn left toward Praze-an-Beeble and continue for about 150 yards. Here turn left into a concrete driveway and the entrance to the property for sale will be found a short way in on the left hand side.

Viewings: **Strictly by appointment** with the sole selling agents Lodge & Thomas. Telephone 01872 272722

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