



New Inn House  
Wendron Helston

LODGE & THOMAS

ESTABLISHED 1892

## New Inn House, Wendron, Helston TR13 0EA

**Guide Price - £595,000 Freehold**

- Character detached former public house
- Spacious 5 bedroom family accommodation
- Barn with planning consent for conversion
- Workshop/stores
- Off-road parking
- Accessible location

A Grade II listed former public house of traditional granite and stone construction under a tiled roof, with latter day extension benefitting from uPVC double glazing and warmed by LPG gas central heating. The property has been sympathetically refurbished and altered to offer spacious family accommodation with a plethora of charm and character throughout.

From the front the property; entrance vestibule, leading to an open-plan Sitting room / Dining Room with exposed stone wall elevations, fireplace housing a wood burning stove with exposed granite lintel over, dual aspect Living Room with LPG gas fire stove. Newly installed kitchen with a matching range of floor and wall mounted units.

Rear entrance lobby, providing access to utility with cloakroom and wet room with wc.

On the first floor galleried landing, four double bedrooms, single bedroom and family bathroom.





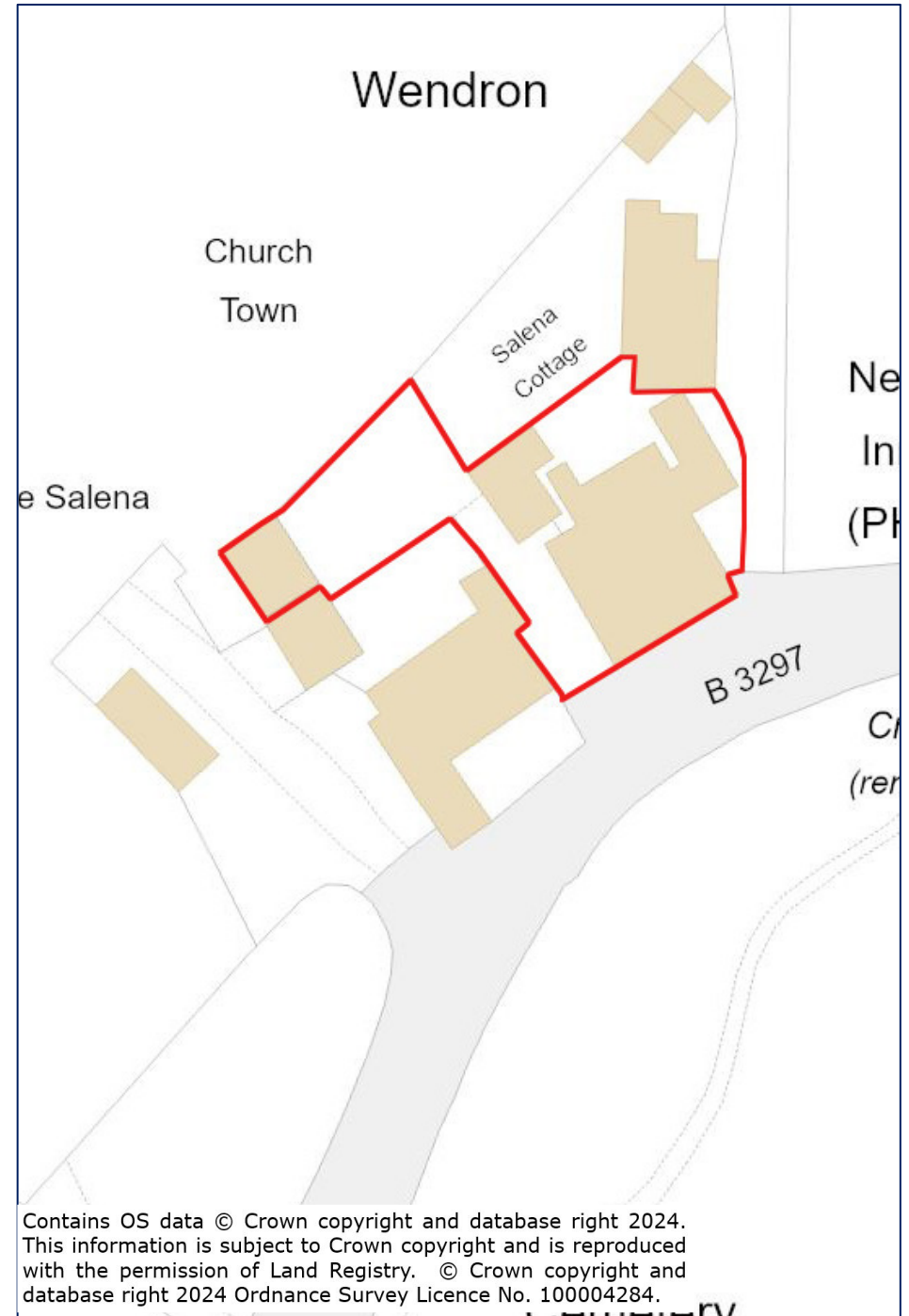
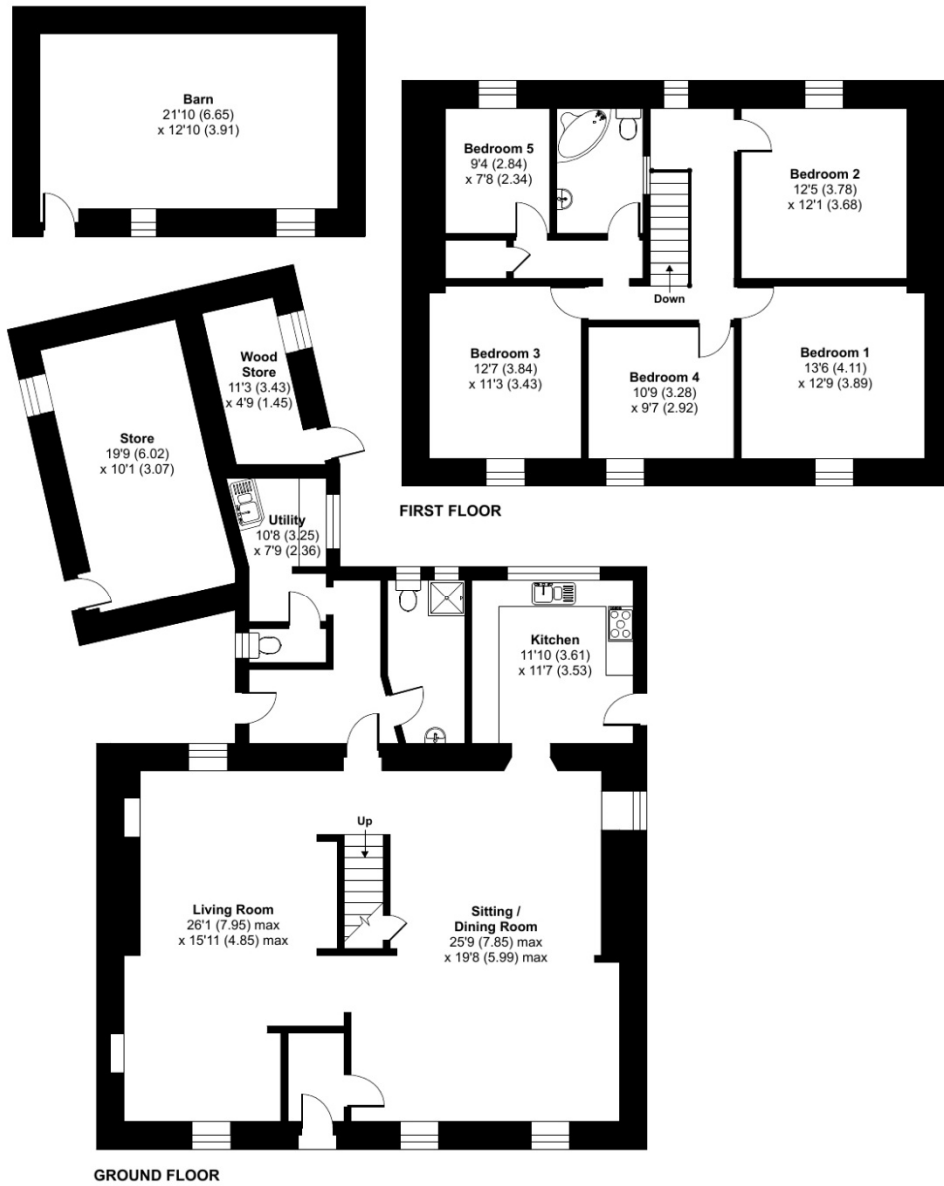
Outside, the property is complemented with enclosed garden to the rear which are gravelled and laid to lawn leading to a useful **Log Store**.

**Workshop/Store** of traditional construction with planning permission to incorporate into the dwelling.

Off the parking area, a Two storey **Stone Barn** with planning consent for ancillary accommodation or holiday let use under a pitch corrugated roof. Alternatively, it is felt the barn would make a suitable home office or studio, subject to any requisite planning consents.

The property is approached from the public highway, accessed by a five bar timber gate leading onto a private parking area with views over the adjoining farmland and Cober valley.







View from next to barn

**Location**

The property lies in an accessible location approx. 3 miles north of the ancient market town of Helston, famed for its annual Flora Day, providing a wide range of shopping, commerce, schooling, health and leisure facilities. The Lizard Peninsula, an Area of Outstanding Natural Beauty lies to the south providing access to many beaches and scenic walks.

**Services:** Mains water, mains electricity and LPG gas. Private foul drainage. None of these services have been tested and therefore no guarantees can be given.

**Council Tax Band:** E **EPC:** F31

**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. The neighbouring property has a pedestrian right over the driveway.

**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.

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

**Directions:** From Helston, take the B3297 passing Falmouth Golf Course on the left proceeding to the village of Wendron where the property can be found on the left hand side just after the former pub car park.

**what3words**///slider.cheese.cries

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