



**Gwel Karow Boquio Farm, Farms Common, TR13 0JH**

**£395,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# Gwel Karow Boquio Farm

- NEWLY COMPLETED AND BEAUTIFULLY FINISHED
- SINGLE-STOREY HOME
- PEACEFUL COURTYARD RURAL SETTING
- MASTER BEDROOM WITH EN-SUITE
- OPEN-PLAN LIVING SPACE
- LEVEL LAWNED GARDEN
- OFF ROAD PARKING & PROVISION FOR CAR CHARGING POINT
- FREEHOLD
- COUNCIL TAX NOT YET ALLOCATED
- EPC TO BE CONFIRMED

Stylish single-storey living with stunning views!

This beautifully finished 2-bedroom home features a superb open-plan kitchen/living space, vaulted ceilings, log burner and sliding doors to a private patio and garden. Set in a peaceful rural courtyard with parking and countryside views.

## LOCATION

Situated along the end of a private track, enjoying countryside views on the outskirts of the hamlet of Farms Common is this newly completed conversion finished to an exceptional standard. Farms Common is conveniently positioned within close driving distance to the larger towns of Helston, Redruth and Camborne where a number of amenities can be found including shops, restaurants and good transport links. Helston is famed for it's historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Flora Dance and ushering in the Summer. The town now stands as the gateway to The Lizard Peninsula and offers a comprehensive range of amenities including a fine array of interesting shops and a wealth of traditional pubs together with schooling, community hospital, surgery, leisure and recreational facilities.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

with door to:











#### **HALLWAY**

With hard flooring, Velux style window, doors to both bedrooms and inner hallway.

#### **INNER HALLWAY**

With a door to the bathroom and the kitchen.

#### **KITCHEN 11'9" x 11'5" (3.58m x 3.48m)**

With hard flooring, a window to the rear offering an attractive rural outlook. Fitted with a comprehensive range of base and wall units to include deep pan drawers and integrated appliances, to include an eye level oven and microwave, fridge freezer and dishwasher washing machine, stainless steel sink and drainer. There are sliding glazed pocket doors to the lounge.

#### **LOUNGE 14'5" x 12'9" (4.39m x 3.89m)**

A lovely airy and light room with vaulted ceiling and picture sliding double doors onto the rear offering direct access to the patio terrace. A perfect room in which to relax all the year around. In winter close the doors and cosy up around the log burner whilst in the Summer open up the doors to the terrace and enjoy alfresco dining.

#### **MASTER BEDROOM 12'7" x 10'1" (3.84m x 3.07m)**

With hard flooring, frosted window to the front and vaulted ceiling with Velux style window, recessed LED lights as well as two attractive dimmable wall lights and a door to the en-suite.

#### **EN-SUITE 10' x 3'1" (3.05m x 0.94m)**

With tiled floor, low level w.c., pedestal wash hand basin with blue tooth mirror and light over with useful integrated storage. Tiled cubicle housing domestic hot water shower with drench head and wand. Chrome effect electric heated towel rail, automatic low level courtesy lighting and Velux style window and extractor.

#### **BEDROOM TWO 12'7" x 10'9" (3.84m x 3.28m)**

With hard flooring, frosted window to the front, Velux style window, recessed LEDs as well as dimeable wall lights.

#### **FAMILY BATHROOM 7' x 8' (2.13m x 2.44m)**

With tiled floor, having a suite comprising of a bath with tiled surround, with mixer tap and wall mounted shower attachment comprising of a drench head and hand hand wand. Low level w.c. and pedestal wash hand basin, window to the side, chrome effect electric towel rail and wall mounted blue tooth LED light mirror with integrated storage.

## OUTSIDE

To the immediate rear of the property, accessed from the lounge, is an attractive large terrace patio area featuring large form porcelain tiles. There is a useful outside tap, as well as double electric socket. There is also external plant room and steps lead down to the lower garden area which is level and laid to lawn. From the garden, you can enjoy fantastic far reaching rural views and glorious sunsets. The perfect spot to relax or entertain.

## AGENTS NOTE

The seller advises us that there is currently a field of approximately seven acres for sale in close proximity to the property details can be viewed using this link -

<https://lodgeandthomas.co.uk/property/15061>

The vendor also informs us that there is much wildlife nearby and has himself enjoyed sightings of foxes, deer and pheasants close to the property.

## AGENTS NOTE TWO

The developer will pay the purchaser's solicitors fees, excluding disbursements and searches, should the purchaser use a solicitor approved by the developer and/or solicitor. Such fees will be paid upon completion of the purchase of a property on this development. Full terms and conditions are available as and when a purchase is agreed.

## AGENTS NOTE THREE

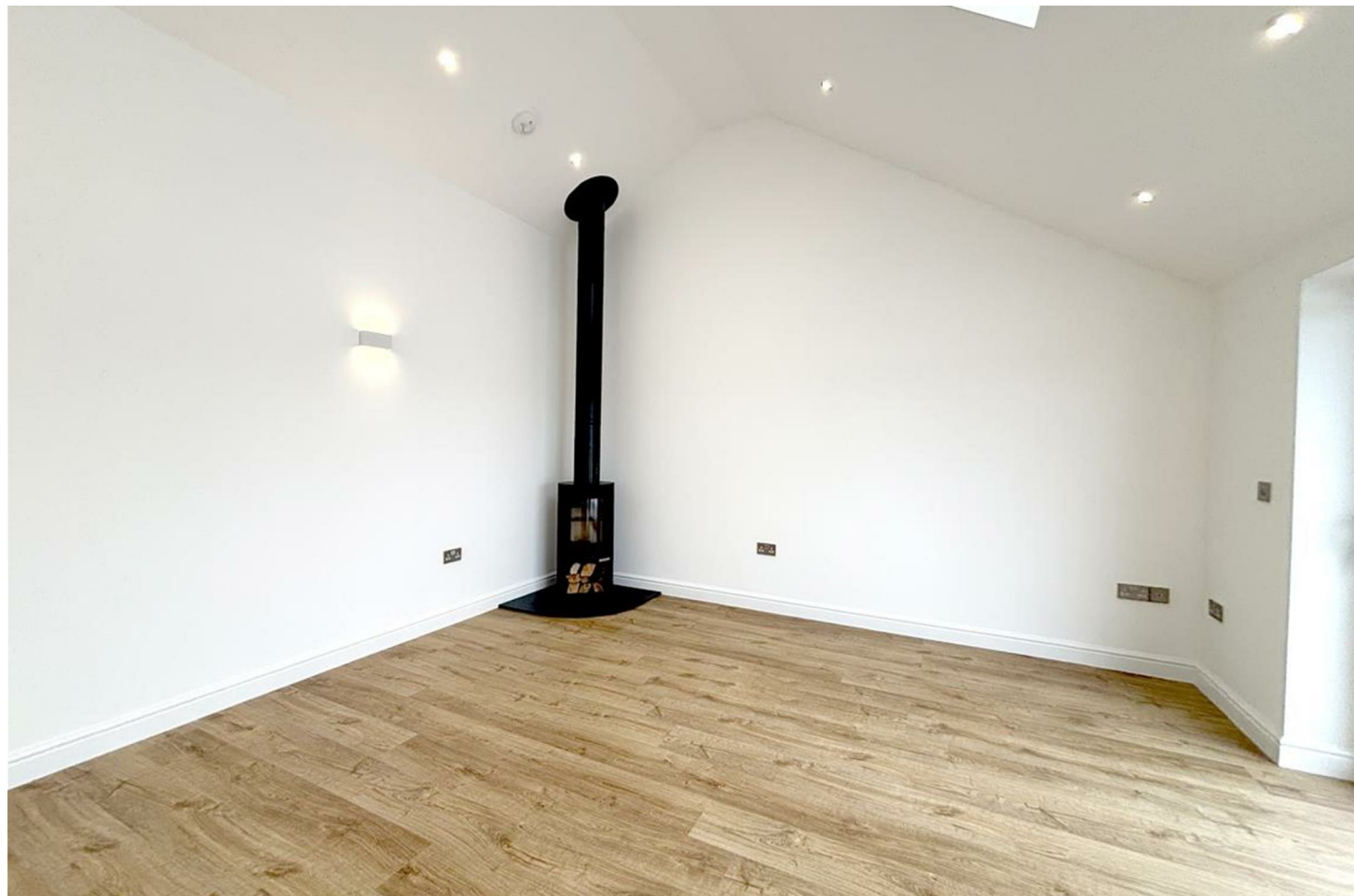
Buyers will be required to contribute to their share of the maintenance of the shared private driveway. The seller has informed us that there is a 'dead-end' footpath within the boundary of the property which has been temporarily diverted pending a permanent amendment.

## RESERVATION FEE

On acceptance of an offer, the purchaser will be required to pay a non refundable £2,000 reservation fee. Once this has been paid, the property will be marked as 'sale agreed' and no further viewings will take place. This money will then be deducted from the sale price on completion of the sale.

## SERVICES

Mains electric, air source heating, private water and private drainage (by way of a shared septic tank)







#### **DIRECTIONS**

Leave Helston on the Redruth road – continue for approximately 5 miles, you will see a grey cottage called Kenap Cottage next to a left hand turning. Take this turning and continue until seeing a concrete lane on your left hand side with a metal five bar gate to the right of the lane. Continue down this lane until arriving at the property where you will see the parking on the right hand side just past a large green farm building.

#### **VIEWING**

To view this property, or any other property we are offering for sale, simply call the number on the reverse of these details.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band - not yet allocated

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#### **ANTI-MONEY LAUNDERING**

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

#### **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.

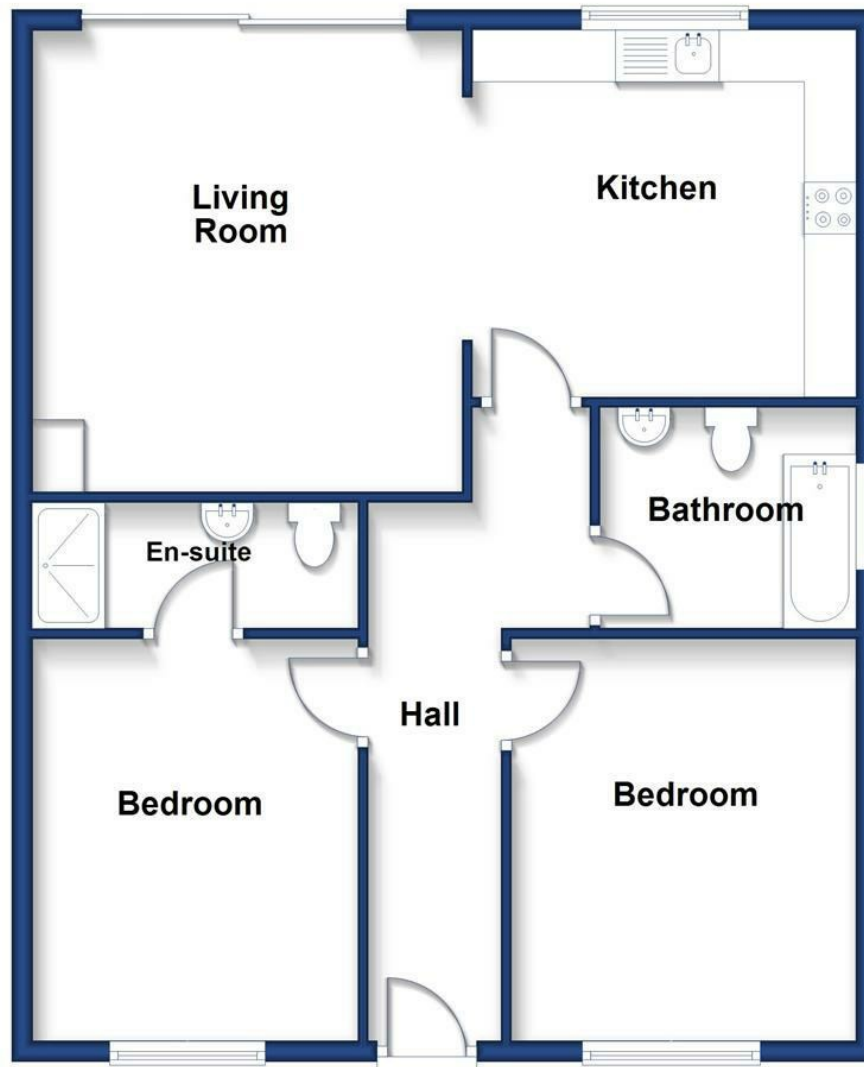
#### **DATE DETAILS PREPARED.**

6th August 2025




# Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.





## Christophers Estate Agents

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