



**Croft Rose Barn Burras, Burras, TR13 0HU**

£595,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Croft Rose Barn Burras

- DETACHED RURAL BARN CONVERSION
- FOUR BEDROOMS
- GROUNDS OF AROUND THREE QUARTERS OF AN ACRE
- SPACIOUS & COMFORTABLE MODERN HOME
- CONTEMPORARY KITCHEN/DINING AREA
- EXPOSED STONE FIREPLACE
- WOOD BURNING STOVE
- FREEHOLD
- COUNCIL TAX D
- EPC D-67



A truly delightful four bedroom detached rural barn conversion standing within beautifully landscaped gardens and grounds of around three quarters of an acre.

Croft Rose Barn is discretely located at the end of a sweeping driveway, from a quiet country lane, just outside the hamlet of Burras, all within easy reach of Helston.

Thoughtfully enhanced and extended during our owner's tenure the residence has retained much of its original charm and character and now provides a very spacious, comfortable modern home for discerning purchasers.

Enhancements include a generously sized contemporary kitchen and dining area, which provides the perfect place in which to entertain friends and family.

The luxury bedroom suite has its own dressing area with bespoke wardrobes and a striking en suite bathroom with a free standing slipper bath - perfect for a long relaxing soak at the end of a day.

The generously proportioned lounge is charming and plays host to an exposed stone fireplace with a wood burning stove, ideal for those cosy nights in.

The conservatory enjoys a southerly aspect with an outlook over the patio garden and expansive gardens and grounds beyond.

Without doubt one of the main highlights of the property are the magnificent landscaped gardens and grounds which afford excellent degrees of privacy. Laid largely to lawn and being fairly level, the enclosed rear garden enjoys a sunny aspect with adjacent open fields and fine rural views across rolling countryside. Those with horticultural interests or wishing to embrace the charm of wildlife and nature will find the gardens truly delightful. Intriguingly these are complemented by a local stone circle, a seasonal pond in the front garden and traditional stone walls.

A sweeping driveway leads to an area with parking for a number of vehicles, beyond which is a useful workshop which could suit a variety of potential uses and has an electric car charging point.

In short rare and highly recommended!





The accommodation, in brief, comprises an entrance hallway, open plan kitchen/dining room, cloakroom, lounge, conservatory, four bedrooms (master en suite) and a family bathroom. The residence benefits from double glazing and oil fired central heating.

This property enjoys the benefits of country living whilst at the same time being conveniently located for access to major towns including Helston, Redruth and Camborne as well as the A30. The property also offers excellent access to the coast with beaches on both the North and South coasts being accessible with a twenty minute drive. The residence is moments away from a bus route with regular services to Helston, Four Lanes and Redruth

The ancient market town of Helston lies approximately five miles south and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are also within reach. For foodies, approximately eight miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

#### THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

##### ENTRANCE DOOR

Obscure glazed composite door with matching side panels to.

##### ENTRANCE HALLWAY

With exposed stone quoins, tiled flooring, recessed lighting and latched timber doors off to the cloakroom, bedroom four/study and lounge. Opening to kitchen/dining room.

## KITCHEN/DINING ROOM 20'9" x 12'5" (6.32m x 3.78m)

A beautifully appointed open plan farmhouse style kitchen with attractive slate flooring and an array of base cupboards and drawers with matching wall cupboards. These are complemented by contemporary slate effect working top surfaces that incorporate a one and a half bowl sink with drainer and Swan's neck mixer tap over. Ample space is provided for a slimline dishwasher, washing machine, free standing fridge / freezer and a Leisure 'range style' five ring gas cooker with side plate and chimney style hood over. Enhancements include an attractive island unit with curved cupboards, corner carousel unit, a larder style cupboard, recessed lighting and a Worcester oil fired boiler.

Enjoying a triple aspect this light, welcoming, room has deep silled windows to the front, rear and side providing a lovely outlook encompassing the driveway and well tended front garden.

## CLOAKROOM

With a low-level w.c, corner wash hand basin with mixer tap over, partially tiled walls, recessed spotlights, extractor, electric consumer unit and window to rear aspect.

## BEDROOM FOUR/STUDY 12' x 5'9" (max) (3.66m x 1.75m (max))

Having a built-in wardrobe with hanging rails and storage, useful alcove shelving and a window to the rear aspect.

## LOUNGE 19'7" x 18'4" (5.97m x 5.59m)

A well proportioned open plan triple aspect room with an impressive local stone fireplace with slate hearth and timber mantle, housing a woodburning stove and providing a lovely focal point for the room. There are windows to the front and side elevations, a recessed storage area, an opening to the staircase to the first floor and a stable door to the conservatory.

## CONSERVATORY 10'4" x 6'4" (plus bay window area) (3.15m x 1.93m (plus bay window area))

A light triple aspect space which has a sunny outlook and attractive exposed stonework, wall mounted light fittings, tiled flooring and French doors that open invitingly into the patio garden.

A staircase turns and rises to the first floor.

## FIRST FLOOR





#### LANDING

With loft hatch to roof space, door to airing cupboard and doors off to the shower room and bedrooms one, two and three.

#### BEDROOM ONE (EN SUITE) 19'5" x 15'1" (plus dressing room) (5.92m x 4.60m (plus dressing room))

A very spacious comfortable triple aspect double bedroom suite with skylight, attractive light fittings and exposed timber beam. The dressing room area plays host to bespoke built in wardrobes with hanging rails, whilst there are some areas of restricted headroom. The room has an elevated outlook towards the front driveway, gardens and open countryside beyond.

#### EN SUITE

A luxuriously appointed stylish fitted bathroom with a low level w.c., wash hand basin with rail under and a free standing slipper bath. The suite is complemented by polished floor tiling, a ladder style heated towel rail, recessed spot lighting, and a skylight. There is an extractor and contemporary tiling to the walls.

#### BEDROOM TWO 16'6" (narrowing to 9'9") x 9'4" (5.03m (narrowing to 2.97m) x 2.84m)

A double bedroom with a useful range of bespoke built-in bedroom furniture with drawers, cupboards and fitted wardrobes with hanging rails and shelving. There is wood effect flooring, wall lighting a skylight and twin windows to the front aspect.

#### BEDROOM THREE 10' x 9'2" (3.05m x 2.79m)

With attractive exposed stone quoins, skylight and window to side aspect.

#### SHOWER ROOM

Nicely appointed white suite comprising a low level w.c., pedestal wash hand basin with mixer tap over and a shower cubicle with a sliding door housing an electric shower. These are complemented by stylish polished floor tiling and striking 'azure' tiling to the walls. There is a heated ladder style towel rail, an extractor, recessed spot lighting, shaving point and a Velux skylight.



## OUTSIDE

A lay-by leads from the lane into the gravelled driveway, which is bordered by reclaimed railway sleepers and leads on to an off road parking area. There is an outside tap and a side courtyard area which discreetly houses the oil tank, recycling and refuse bins.

The front garden is largely level, dog friendly and laid to lawn with a variety of mature trees, plants and shrubs at the borders. There is a seasonal pond area which provides a haven for wildlife during wetter months

The conservatory and driveway afford access to the rear garden and patio area, whilst a pergola beckons one into the beautifully tended grounds, which enjoy a southerly aspect and excellent degrees of privacy.

Boasting a local stone circle, greenhouse and large shed (currently utilised as a timber store), the gardens are the perfect place in which to escape and relax whilst enjoying the sights and sounds of nature. Neatly enclosed with formal borders housing specimen plants and trees, there is established hedging and stone walling, beyond which the gardens have an enviable rural outlook over rolling countryside.

### WORKSHOP 19'3" x 15'3" (5.87m x 4.65m)

With power and light, trap hatch to roof void, electric consumer unit, electric car charge point, useful storage racks and windows to front and rear elevations.

## SERVICES

Mains electricity, water, private drainage. LPG gas bottles for gas cooker.

## AGENTS NOTE

We are advised that the current neighbours have previously objected to the barking of the vendors dog.

## COUNCIL TAX

Council Tax Band D.









#### DIRECTIONS

Leave Helston on the main Redruth road and continue for approximately 5 miles, passing through Trenear and Farms Common. Continue through the hamlet of Burras and after a short distance take a right turn into a country lane. Continue along a short distance where the property can be found on the right hand side and will be identifiable by our For Sale Board.

#### VIEWING

To view this property, or any other property we are offering for sale, please 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/>

#### ANTI-MONEY LAUNDERING

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

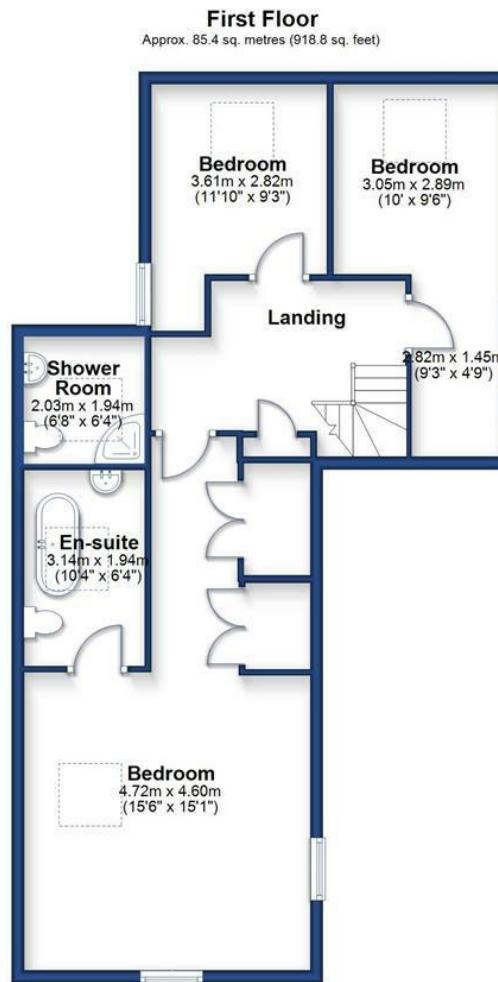
#### PROOF OF FINANCE - PURCHASERS

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.

23rd September 2025





Total area: approx. 172.9 sq. metres (1861.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	100+
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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 purchaser or lessee should 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, 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.



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