

Chy Growan, 2 Trelill Court, Trewennack, TR13 0PG

£375,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chy Growan, 2 Trelill Court

- THREE BEDROOM REVERSE LEVEL BARN CONVERSION
- EXCEPTIONALLY WELL RESTORED
- GRADE II LISTED
- CONTEMPORARY COMFORT & LUXURY
- VAULTED CEILINGS & EXPOSED BEAMS
- STYLISH WOOD BURNING STOVE
- WELL REGARDED LOCAL BUILDER
- FREEHOLD
- COUNCIL TAX AWAITED

An exceptionally well restored and thoughtfully designed, reverse level three bedroom barn conversion situated in the hamlet of Trewennack. Offering an appealing blend of heritage that stays true to its' Grade II listed status whilst offering contemporary comfort and luxury, Chy Growan has been thoughtfully conceived with the reverse level living designed to take advantage of its naturally light and sunny aspect. Situated within an attractive cobbled enclave of restored barns, this semi-detached home showcases vaulted ceilings, exposed character beams, and stylish part oak doors, whilst a bespoke feature window enables light to flood in and provides an outlook towards Boskenwyn in the distance.

A stylish wood burning stove, with its exposed chimney style flue anchors the main living space with warmth and architectural flair.

The craftsmanship continues throughout, from the beautifully appointed contemporary kitchen with quartz worktops to the bespoke part oak staircase that descends to the bedrooms and a well appointed en suite and family bathroom.. Outside an enclosed lawned front garden enjoys a sunny aspect whilst to the rear a cobbled courtyard and meticulously pointed stonework remain true to the history and character of the barn.

Conveniently positioned for Helston and adjacent to the main road to Truro, and the University at Tremough, with three allocated off road parking spaces, this exceptional conversion offers a rare opportunity to enjoy the character and authentic feel of a barn conversion without compromising on modern living.

Every detail has been carefully considered by a well regarded local developer, resulting in a home that feels both timeless and effortlessly modern

The accommodation in brief comprises a lounge, kitchen / dining area, a family bathroom and three bedrooms (master en suite). The barn benefits from double glazing and oil fired central heating.

Trewennack is a rural hamlet a short distance from the market town of Helston. The hamlet is renowned for its well established horticultural show. More extensive amenities can be found in the nearby town of Helston with many national stores, supermarkets, cinema, sports centre, with indoor swimming pool, and both primary and secondary schooling.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Stone steps and handrail up to feature glazed door to

ENTRANCE HALLWAY

With wood flooring, recessed spotlight, door to useful storage cupboard with coat hanging rail and electric consumer unit. Further door to.

LOUNGE 22'7" (narrowing to 16') x 17'1" (6.88m (narrowing to 4.88m) x 5.21m)

A light and vibrant living space with a vaulted ceiling, authentic exposed beams, and a fabulous modern woodburning stove set atop a slate hearth with a stainless steel chimney style exposed flue, providing a wonderful focal point for the room. Enjoying a dual aspect with windows to both front and rear, a striking picture window with rural outlook towards Boskenwyn and internal windows to the kitchen area. There is pendant lighting, inset spotlighting and an elevated storage cupboard. Door to

KITCHEN / DINING AREA 17'2" x 11'3" (5.23m x 3.43m)

With a beautifully appointed contemporary fitted kitchen comprising quartz working top surfaces incorporating a one and a half bowl 'Denby' sink with Swan's neck mixer tap over and inset drainer and an AEG electric hob with hood over. There are a wide range of base cupboards and drawers with matching wall units over. Integrated appliances include a Fridge/Freezer a slimline dishwasher, a washing machine and an AEG electric oven and microwave. The room is enhanced by striking exposed beams, a vaulted ceiling and internal windows to the lounge which enable light to flood in. There is wood flooring and a window to the side aspect enjoying an outlook towards Goonhilly space station in the distance.

GROUND FLOOR

An impressive staircase with oak hand and base rails which descends and turns to the lower hallway

LOWER HALLWAY

With wood flooring, recessed spotlighting, door to useful under stairs storage cupboard, large glazed door to rear courtyard and doors off to the bathroom and all three bedrooms.

BEDROOM ONE (en suite) 12'8" x 11'3" (inc built-in wardrobes) ((en suite) 3.86m x 3.43m (inc built-in wardrobes))

Comfortable double bedroom with two built in wardrobes with hanging rails and storage above. Windows to rear aspect and door to.

ENSUITE

Nicely appointed with white suite comprising a low-level w.c, wash hand basin with mixer tap over and vanity cupboard under and a tiled walk-in shower cubicle with sliding glass door hosting a thermostatic shower with shower attachment and 'rainforest style' drencher head. There is a chrome ladder style towel rail, grey floor tiling, an extractor and recessed spotlighting.

BEDROOM TWO 14'2" x 9' (max measurement) (4.32m x 2.74m (max measurement))

Double bedroom with twin built-in wardrobes with hanging rails and storage over. Window to front aspect.

BEDROOM THREE 10'2" x 7'8" (3.10m x 2.34m)

With window to rear aspect.

BATHROOM

Well appointed with crisp white suite comprising a low-level w.c, wash hand basin with mixer tap over and vanity cupboard under and a panelled bath with tiled surround and a thermostatic shower over with shower attachment and 'rainforest style' drencher head. There is attractive grey tiling to the floor, a chrome ladder style towel rail, an extractor and recessed spotlighting.

OUTSIDE

The front garden enjoys a sunny outlook, is laid largely to lawn and is nicely enclosed by fencing with a gate and pathway leading up to the front of the residence. A stone pathway leads around the side of the barn to the rear courtyard garden which is also neatly enclosed and offers reasonable degrees of privacy. There is a block paved communal driveway with the barn benefiting from three allocated parking spaces. Communal recycling and bin store.

SERVICES

Mains electricity and water. Private drainage.

AGENTS NOTE ONE

A small parcel of grass adjacent to the car parking area can be included in the sale if so desired. Further details available upon request.

AGENTS NOTE TWO

We are advised that the property is Grade II listed.

AGENTS NOTE THREE

We are advised that there is a shared driveway with neighbouring properties. A management company will be set up to take over responsibility for the shared access and turning areas.

AGENTS NOTE FOUR

We are advised that the property has a private drainage system which is shared with neighbouring properties.

AGENTS NOTE FIVE

We are advised that there is a shared sewage treatment plant, the annual maintenance costs of which are approximately £100-£200.

AGENTS NOTE SIX

We are advised that the warranty is an Architects Certificate.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band awaited.

WHAT3WORDS

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/

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 March 2026.





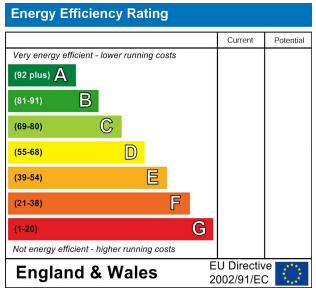












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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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.



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