



Chy Lowen Trevilges Farm, Trewennack, TR13 0PN

£500,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Chy Lowen Trevilges Farm

- EXCEPTIONAL THREE BEDROOM BARN CONVERSION
- WONDERFUL BLEND OF RURAL TRANQUILITY & CONVENIENCE
- FAR REACHING COUNTRYSIDE VIEWS
- SPACIOUS AND STYLISH THROUGHOUT
- OUTBUILDINGS PERFECT FOR WORK FROM HOME/GYM/HOBBIES
- FABULOUS GARDENS AND PLANNING CONSENT TO EXTEND
- FREEHOLD
- COUNCIL TAX D
- EPC C70

This exceptional home enjoys an enviable blend of rural tranquillity and everyday convenience, positioned in a semi-rural setting with far-reaching countryside views, yet ideally placed for access to Helston, Truro and Falmouth.







DESCRIPTION

The accommodation is spacious, well balanced and finished to an excellent standard throughout. At the heart of the home is a stunning, generously proportioned kitchen/breakfast room, stylish, dual aspect and with exposed A-frame beams and glorious rural views. It is a space perfectly suited to relaxed family living or entertaining.

This is balanced by the sitting room which equally impressive, being very spacious and offering a wonderful balance of openness and warmth. A cosy seating area centred around a log burner creates an inviting focal point, while dual-aspect windows, including two to the rear, frame the surrounding countryside and fill the room with natural light.

A generous entrance vestibule provides excellent practical storage for coats, boots and muddy paws, complemented by a useful cloakroom, ensuring the home is practical as well as attractive.

The lower ground floor hosts three well-proportioned bedrooms and the family bathroom. The master bedroom forms a lovely suite with a walk-in wardrobe and en-suite shower room. A door from the lower ground floor hallway opens directly onto the terrace, easily connecting the interior with the outdoor space.

Outside, the property truly comes into its own. There is off-road parking for approximately five vehicles, along with two insulated outbuildings currently used as home offices. These versatile spaces would also lend themselves perfectly to use as a gym, studio, hobbies room, games room or teenage retreat. Additional storage sheds provide further practicality.

The gardens are a standout feature, offering a variety of spaces to enjoy throughout the day. Two courtyard areas sit to the front, while a side patio captures spectacular views across the surrounding countryside. The main garden is level and thoughtfully arranged, featuring a large terrace ideal for alfresco dining and an expansive lawn, all enclosed by fencing and established planting to create a sheltered and secluded environment. It is perfect for watching children play, entertaining friends or offers endless opportunity for keen gardeners, all set against a stunning rural backdrop.

This is a truly special home that must be seen to be fully appreciated. Offering superb quality, generous proportions and a setting that delivers the very best of countryside living with modern convenience, it represents a wonderful lifestyle choice, ideal for modern families or active retirees alike.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE VESTIBULE

A hugely practical area with tiled floor and plenty of space for coats and shoes with shelved storage area, door to cloakroom and glazed door to inner hallway.

CLOAKROOM 5'2" x 3'5" (1.57m x 1.04m)

Low level W.C., wall mounted wash hand basin and obscured window to front.

INNER HALLWAY

With radiator, stairs descending to the lower ground floor, door to lounge and opening to

KITCHEN/BREAKFAST ROOM 16'1" x 14'2" (4.90m x 4.32m)

A fabulous dual aspect room with exposed A Frames perfect for relaxed family meals or for entertaining. LBT flooring, comprehensively fitted with an oak effect kitchen including base and wall units and drawers with work surfaces over, composite sink and drainer with mixer tap and spray attachment, space and plumbing for washing machine, integrated dishwasher, electric oven with AEG induction hob over and matt black filter hood and light above. Space and point for American style fridge/freezer, feature hexagonal emerald, green tiles, two windows to front and window to rear overlooking the garden and offering far reaching views.

LOUNGE 24' x 14'5" (7.32m x 4.39m)

A wonderfully spacious dual aspect lounge perfect for family life with plenty of space to relax and play with engineered oak flooring, radiator, window to front and two windows to rear show casing the fantastic rural views both benefiting from built-in blinds. Log burner set on slate hearth.

LOWER GROUND FLOOR

HALLWAY

With fitted carpet, radiator, door to garden, large useful understairs storage cupboard and doors to various rooms.

MASTER BEDROOM 13'10" x 10'7" (4.22m x 3.23m)

With fitted carpet, radiator, window to rear overlooking the garden and offering rural views, walk-in wardrobe 5'8" x 3'7" with automatic light offering hanging space and shelved storage.

EN SUITE 7'9" x 3'2" (2.36m x 0.97m)

With slate effect tiled floor, tiled cubicle housing domestic hot water shower with drench head and handheld wand, wall mounted wash hand basin, low level W.C. and chrome effect ladder style radiator.

BEDROOM TWO 12'3" x 8'9" (3.73m x 2.67m)

With fitted carpet, radiator, window to rear overlooking the garden and offering views with clever fitted blind and useful large built-in wardrobe.

BEDROOM THREE 10'2" x 9' (3.10m x 2.74m)

With fitted carpet, radiator, window to rear overlooking the garden and offering attractive rural views with clever fitted blind.

FAMILY BATHROOM 8'8" x 4'7" (2.64m x 1.40m)

With tiled floor and suite comprising of a bath with tiled surround and domestic hot water shower, pedestal wash hand basin, low level W.C. and chrome effect ladder style radiator.

OUTSIDE

There is a generous gravelled parking area suitable for approximately five vehicles opposite this a deep border planted with shrubs and trees where the oil tank is located. Large timber shed and gated pedestrian access to

FRONT COURTYARD

Gravelled garden with timber shed and access to the front door. This is a sunny spot perfect to enjoy an afternoon coffee.

SECOND COURTYARD

Also gravelled with the external oil boiler, useful outside tap and access to

HOME OFFICE/GYM 17'6" x 12'6" (5.33m x 3.81m)

A timber insulated building with split AC/heating system, window to front and rear, power, light and internet connected. A superbly versatile room used by the present owners as a home office/gym.





PATIO AREA

Situated to the side of the property taking full advantage of the stunning rural views where the vendor enjoys morning and all day sun. Steps lead down from here to the main garden area.

GARDENS

These are a huge feature of the property being exceptionally generous with patio terrace area which enjoys a sunny aspect and is a perfect spot in which to enjoy an alfresco meal whilst watching the children play. The gardens are level and mainly laid to lawn and feature trees including a peach tree, a white birch and two cherry blossoms. They are enclosed and offer a good degree of privacy, there is also a screened composting area and some raised planters perfect for keen gardeners.

SUMMER HOUSE/OFFICE

Accessed from the garden currently split into two areas.

SUMMERHOUSE AREA 10'2" x 12'6" with power and light and glazed door to

OFFICE AREA 12'2" x 5'1" This area is insulated and offers an attractive space which the current owner uses to work from home, it has a cosy feel and is perfect for home working or equally ideal as an art studio or hobbies room. Split AC/heater (this is not included in the sale but is available by separate negotiation).

SERVICES

Mains water, electricity, oil fired central heating and shared private drainage. Fibre internet available.

AGENTS NOTE

Shared private driveway.

PLANNING CONSENT

The property benefits from planning consent which was granted in 2025 for an extension which would provide for a home office/fourth bedroom as well as a utility room. Full details can be viewed on the planning register using reference PA25/04954.

WHAT3WORDS

tapes.bearings.mingles

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 D.

DATE DETAILS PREPARED.

26th January 2026.

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/>

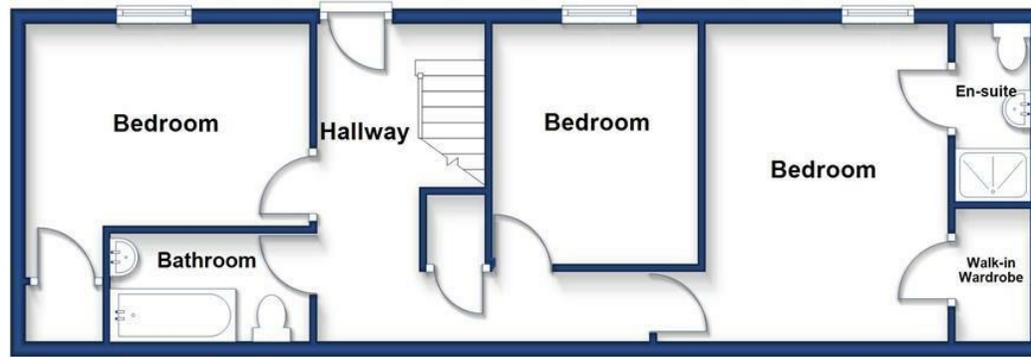
PROOF OF FINANCE - PURCHASERS

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.

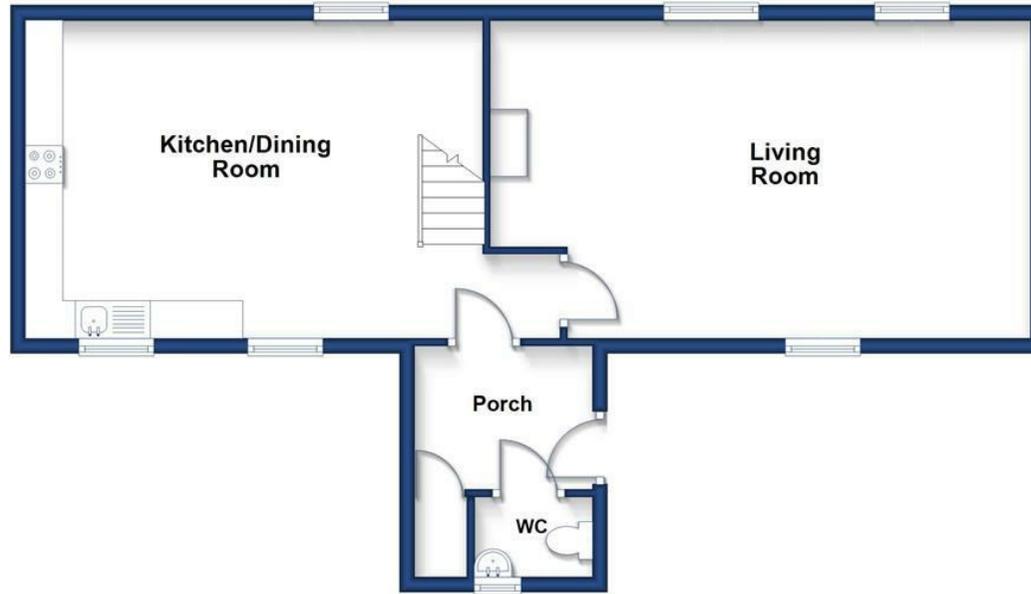




Ground Floor
Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor
Approx. 64.0 sq. metres (689.4 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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