

CARE & COMPANY

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BROOKSIDE, BURRAS, WENDRON, HELSTON. TR13 0JE

Former detached Chapel offering two bedroom accommodation, garaging and former workshop extending to approximately 1700sqft (157sqm) with second floor/roof void of approximately 710sqft (66sqm). With excellent potential to further develop subject to obtaining any necessary planning permission.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Brookside, Burras, Wendron, Helston TR13 0JE

The property is a former detached Chapel currently divided into three floors with an attached garage/store. The ground floor comprises a former workshop, the second floor has been converted into two bedroom living accommodation divided from the second floor by ceiling joists, but with the installation of appropriate flooring joists could create additional accommodation, studio, workspace etc subject to obtaining any necessary planning consent.

Externally is a yard area offering parking and turning for several vehicles together with an external inspection ramp.

The flat has a separate external access and currently offers two double bedrooms, living room, kitchen and bathroom. To the southern side views can be enjoyed over the valley of natural woodland and open farmland beyond. All the windows and doors have been replaced with upvc double glazed units.

The hamlet of Burras lies midway between the towns of Helston and Redruth and is dissected by the River Cober. There is a regular bus service running between the towns, both of which have a good selection of shops and supermarkets together with senior schooling etc. Junior schooling is available at Four Lanes approximately two and a half miles to the north or at Wendron some three miles to the south. Burras is situated in a central location and ideally positioned for those wishing to commute to the towns of Helston, Redruth, Camborne and Falmouth.

The accommodation comprises (all dimensions approximate -)

FIRST FLOOR FLAT

Entrance Hall

With upvc door and side panel.

Living Room 14'6" x 10'6"

With corner wood burning stove, two upvc double glazed windows.

Kitchen 10'3" x 9'8"

Fitted on two sides with floor cupboard units incorporating a single drainer stainless steel sink unit. Wall cupboard units, ample work surfaces with tiled splash back areas, upvc door giving access to the rear of the property with steps down to a small enclosed area and outbuilding.



Bathroom

With white suite comprising panel bath, low level wc and wash basin, built in airing cupboard with an immersion heated copper cylinder.

Bedroom One 14'3" x 10'6"

With upvc double glazed window.

Bedroom Two 14'3" x 10'6"

With corner tiled fireplace (currently sealed).

GROUND FLOOR FORMER WORKSHOP 33'9" x 21'3"

This area has good ceiling heights and lends itself to many uses subject to obtaining any necessary planning consent.



GARAGE/STORAGE BUILDING 41' x 24'

Constructed of part concrete block walls under a corrugated galvanised roof with large sliding door affording access for larger vehicles etc.

SECOND FLOOR 33'9" x 21'3"

Currently the roof void area with potential for conversion.

OUTSIDE

To the rear and one side of the property is a large parking and turning area for several vehicles together with an external vehicle inspection ramp.

SERVICES – Mains Water and Electricity, Private Drainage.

Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G		11	13
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F		21	23
(1 - 20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

PRICE - £150,000

VIEWING: Strictly by appointment with the vendors agents.

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Plan for location information only – not to scale.