

STAGS

Wheal Enys Stamps,

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Wendron, Helston, Cornwall TR13 0HR

Helston 5.5 miles Camborne Station 6 miles A30(T) 7 miles
Truro 15 miles

A rare opportunity to buy a delightfully and individually situated converted Grade II Listed historic stamping Engine House with adjoining land

- Four Storey Accommodation
- Hall, Kitchen & Utility Room
- Office
- 3 Adjoining Pasture Fields – Field Shelter
- Freehold
- Countryside Views
- 3 Bedrooms (1 En Suite) & Bathroom
- Superb Top Floor Living Room with Suspended Balcony
- Total about 1.92 Acres (More Land Available)
- Council Tax Band E

Guide Price £495,000

SITUATION

Individually situated in a delightful rural position about ½ mile from the local village of Porkellis, Wheal Enys Stamps is ideally situated to access both north and south coasts, Helston, Falmouth, Truro, Camborne and Redruth. From Camborne and Redruth there are stations on the London Paddington line as well as junctions to the A30(T).

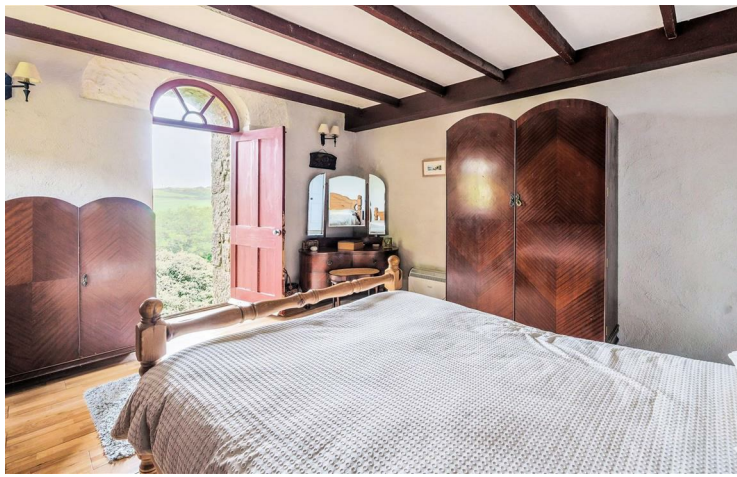
The Engine House stands in a commanding position on the sides of a valley and enjoys pleasant unspoiled countryside views of the area.

THE ENGINE HOUSE

Converted by the current owners in the early 1990s, Wheal Enys Stamps is a traditional granite and slate stamping Engine House for a mine further up the hill and which today provides residential accommodation over four storeys. Originally constructed, we believe, in about 1840, the Cornish heritage of this building is reflected in its status as a Grade II Listed Building of Special Architectural or Historic Interest.







On the ground floor, a heavy front door with arched headlight over opens to an Entrance Hall with wood effect floor, balustrade stairs off to first floor and under-stairs cupboard. Adjacent is a Kitchen and Dining Room. The Kitchen includes a matching range of base and eye level Shaker style units with rolled worktop surfaces to splashback tiling and include, an oil-fired 2-oven Heritage which serves domestic hot water and central heating, a stainless steel double sink with single drainer and mixer tap. Off, is a small rear Hall with door to outside and doors to an Office and a Bathroom with a freestanding claw foot cast iron bath, high level wc and suspended washbasin. Also on the ground floor is a Bedroom with outlook to side garden and door to outside.

On the lower ground level is a Utility Room (no window) with plumbing for washing machine, a useful Cellar Store (no window) and a main Bedroom with door to outside and door to En Suite with tiled shower cubicle with electric shower, wc and washbasin.

On the first floor is a third Bedroom and above, on the top floor, an impressive Living Room with high ceiling, triple aspect, corner wood-burner (new 2025), views and doors to the outside suspended Balcony.

THE GARDEN AND LAND

Outside, adjacent to an extensive car parking and turning area, is a level lawn garden with mature Cornish hedge and borders.

Adjacent to Wheal Enys Stamps are three attractive pasture fields with mature boundaries including numerous deciduous trees and within which is a timber and galvanised iron Field Shelter about 25' x 10' - in total about 1.92 acres.

MORE LAND AVAILABLE

Exclusively available to the purchaser of Wheal Enys Stamps at the price of £30,000, is an adjoining pasture field which extends to about 2 acres.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the junction in the centre of the village, beside The Star Inn, take the road downhill out of the village. In the bottom of the valley, before passing over the bridge, turn right towards (unsignposted) and turn right again after about 50 yards to an initially unmade lane which leads up past a converted barn before reaching the private entrance driveway to the left to Wheal Enys Stamps.

SERVICES

Mains electricity connected. Private drainage via septic tank. Private borehole water supply. Oil-fired central heating. Broadband: Superfast available (Ofcom). Mobile phone: EE and Three likely to be limited inside. Vodaphone likely to be limited and 02, EE and Three likely outside (Ofcom).

PHOTOGRAPHS

The majority of the photographs were taken in 2024. Much of the furniture has now been removed.

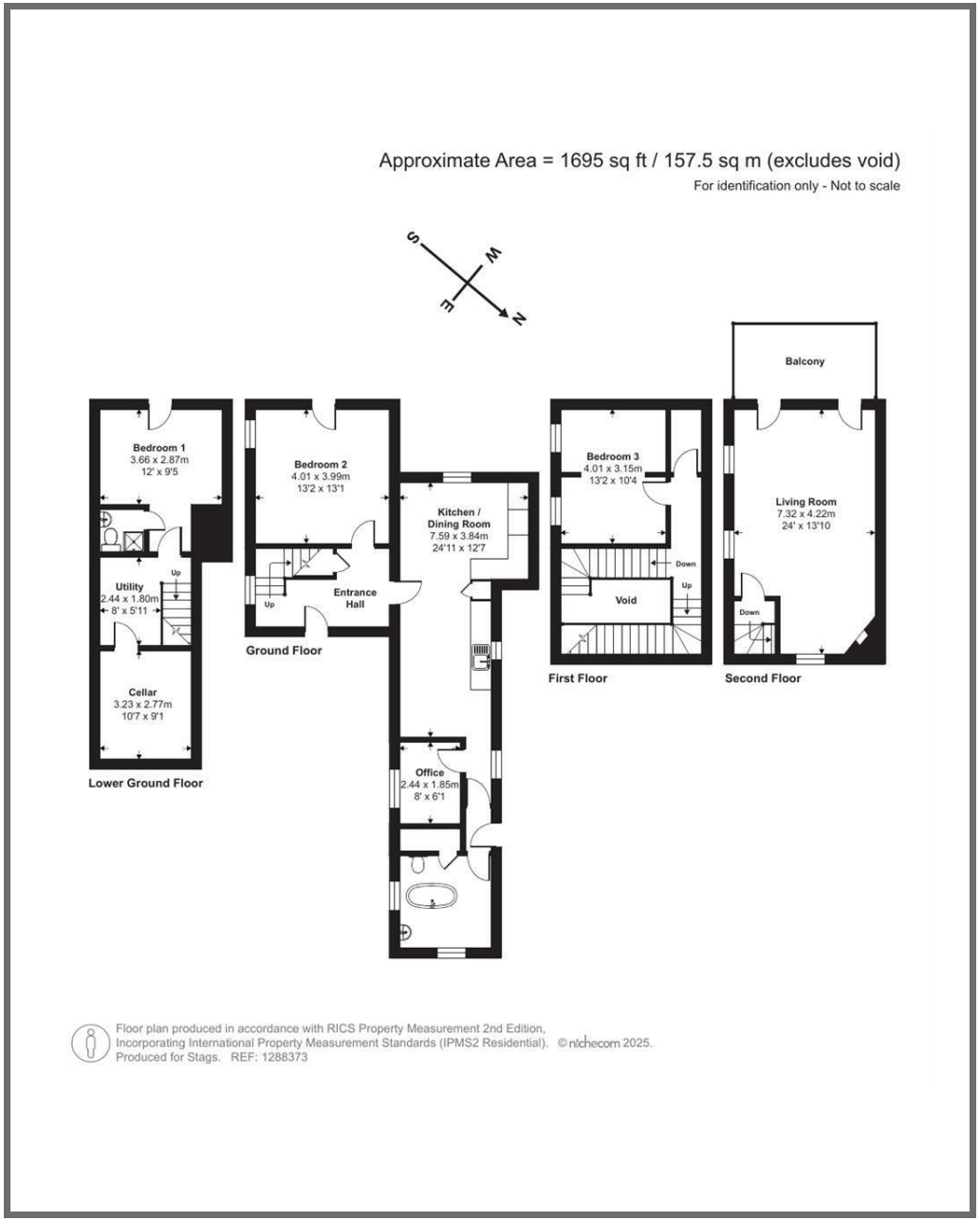


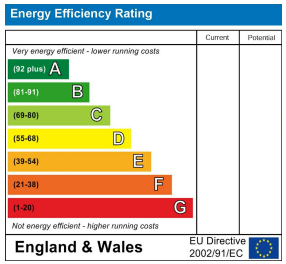




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488