

Jackdaw, Stonebrooke Barns, Nr. Helston, TR13 0PT

£550,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Jackdaw, Stonebrooke Barns

- NEWLY CONVERTED DETACHED BARN
- TUCKED AWAY RURAL LOCATION NEAR HELSTON
- STUNNING OPEN PLAN LIVING SPACE
- THREE BEDROOMS PLUS STUDY / NURSERY
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- WRAP-AROUND GARDENS & AMPLE PRIVATE PARKING
- AIR SOURCE HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX NOT YET ALLOCATED
- EPC TBC

An exciting opportunity to purchase a newly converted individual detached barn conveniently situated in a tucked away rural location, yet moments from Helston and the towns amenities and schooling.

Built by a well respected local builder, Jackdaw Barn displays handsome stone fronted elevations combining traditional character with contemporary design and offers well proportioned , light-filled, accommodation designed for modern living. The barn enjoys a southerly outlook, wrap-around gardens requiring minimal upkeep, and good degrees of privacy.

Inside the accommodation is centred around a stunning open plan living space where the vaulted ceilings, skylights and extensive glazing combine to create a bright and welcoming living environment. French doors open out directly from the lounge into the front garden, making the space ideal for both everyday living and entertaining.

The well appointed, contemporary kitchen has been thoughtfully designed, with a range of integrated appliances and connects seamlessly with the dining area and lounge. A separate utility room enhances the practicality of the home.

Three well proportioned bedrooms are complemented by a flexible study / nursery - ideal for growing families or those wishing to work from home. The stylish family bathroom suite is complemented by a beautifully appointed contemporary shower room featuring a generous walk-in shower.

Warmed by air source heating, offering ample private parking and a highly convenient location close to Helston, this superb barn conversion is situated in a Conservation Area & represents an outstanding opportunity to enjoy countryside living without sacrificing accessibility.

The accommodation in brief comprises an entrance hall, utility room, open plan kitchen / dining room / lounge, rear lobby, a bathroom, bedroom and a study / nursery, whilst upstairs is a shower room and two further bedrooms.

The property benefits from double glazing and air source heating.







Helston serves as the gateway to the stunning Lizard Peninsula and provides an excellent range of amenities including national retailers, a cinema, leisure centre with indoor swimming pool, and a a selection of shops and eateries. The beautiful Penrose Estate links the town to the coast and offers miles of picturesque walks and cycle routes—perfect for enjoying the very best of this beautiful part of Cornwall.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Composite entrance door to

ENTRANCE HALL 6'1" x 5'6" (1.85m x 1.68m)
With window to side aspect, space for electric consumer unit (to be fitted), access to roof void, doors to open plan kitchen/dining room/lounge and

UTILITY ROOM 6' x 5'9" plus window recess (1.83m x 1.75m plus window recess)
With space for washing machine and a dryer. Window to rear aspect.

OPEN PLAN KITCHEN / DINING ROOM / LOUNGE
A fabulous light and vibrant open plan area which enjoys a sunny outlook over the front garden and grounds.

KITCHEN / DINING AREA 20'4" x 12'7" (6.20m x 3.84m)
With a nicely appointed contemporary fitted kitchen with wood effect working top surfaces and matching up-stands, incorporating a ceramic one and a half bowl sink with drainer and Swan's neck mixer tap over and an electric hob with striking black glass splash-back with extraction hood over. There are a useful range of cupboards, drawers, pull out storage units and wall units over and an integrated Bosch dishwasher, fridge freezer and a NEFF hide and slide electric oven and grill. There is a skylight, recessed spotlighting, full height feature window to the front and a French door to the front garden. Part glazed door to rear, windows to front and rear aspects and steps down to

LOUNGE 25'3" x 13' (7.70m x 3.96m)
An impressive light filled open plan living space with vaulted ceiling, skylight, recessed spotlighting, window to front aspect and stylish French doors with matching side panels to the front garden. Opening to.

REAR LOBBY 31'9" in length (9.68m in length)
With part glazed door to rear and opening to staircases to first floor and lower ground floor.

INNER HALLWAY
With door to plant cupboard for heating system and unvented hot water cylinder. Doors off to bedroom three, study/ nursery and bathroom.

BEDROOM THREE 12'3" x 11'6" max measurement (3.73m x 3.51m max measurement)
Double bedroom with recessed spotlighting and a deep cill window to the front aspect.

STUDY / NURSERY 6'7" x 6'2" max (2.01m x 1.88m max)
With recessed lighting and a full length glazed door to the front garden.

BATHROOM
With contemporary fitted white suite comprising a low-level w.c, pedestal wash hand basin and a panelled bath with grey tiled surround, shower screen and a thermostatic shower with a Rainforest style drencher head and shower attachment. The suite is complimented by a chrome ladder style towel rail, recessed lighting, an extractor and attractive grey tiling to the floor.

A staircase turns and rises to the first floor. Window to side aspect with rural outlook.

FIRST FLOOR

LANDING

With skylight, recessed lighting, steps to bedroom one and doors to bedroom two and shower room.

BEDROOM TWO 12' x 11'7" plus window recess (3.66m x 3.53m plus window recess)

Triple aspect double bedroom with 'anthracite style' fitted radiator, picture window to the rear with rural outlook beyond neighbours, window to side and large window to front aspect.

SHOWER ROOM

Comprising a fitted suite with low level w.c, a wash hand basin set atop an attractive vanity cupboard and a generous walk in shower cubicle with grey tiled surround, glass screen and a thermostatic shower with Rainforest style drencher head and shower attachment. There is chrome ladder style towel rail, an extractor, recessed lighting, contemporary grey floor tiling and a window to the front aspect.

Steps up to

BEDROOM ONE 13'4" x 11'3" (4.06m x 3.43m)

Comfortable double bedroom with recessed spotlighting and window to the front with nice outlook over front garden and beyond.

OUTSIDE

Approached along a private driveway, Jackdaw Barn has a parking area to both the front and rear of the barn, with space for a number of vehicles to park. The front garden enjoys a southerly aspect, enjoys good degrees of privacy and is neatly enclosed by wooden strip fencing. Designed with ease of maintenance in mind there is a pleasant lawn and a stone chipped garden area and pathway which leads around the side of the barn, past the Air Source heating cassette to the spacious stone chipped courtyard garden to the rear. Beyond this the pathway leads past the outside taps towards the doors to the rear lobby and kitchen and on to the rear parking area.

SERVICES

Mains electricity and water. Private drainage. Air source heating.

AGENTS NOTE ONE

We are advised that a public footpath passes behind the enclosed fencing that runs along the front of the property.

AGENTS NOTE TWO

Our clients advise us that Jackdaw Barn benefits from a right of way along the private driveway that leads from the road to the residence. There will be a shared contribution with neighbouring properties towards the repair and upkeep of the driveway. Further details are available upon request.

AGENTS NOTE THREE

Jackdaw Barn is one of three barns for which planning permission has been granted in this location. Further details can be found under application reference PA23/09148 on the Cornwall Council Planning Portal.

AGENTS NOTE FOUR

Floor coverings are available by arrangement with the owners. Further details available upon request.

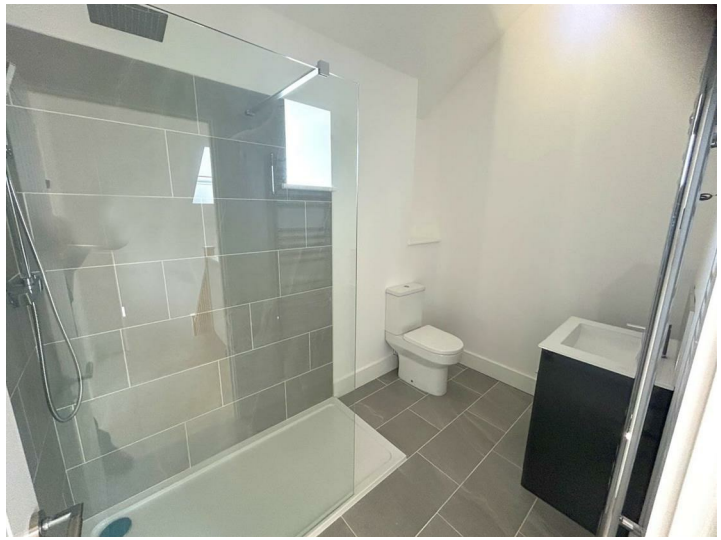
AGENTS NOTE FIVE

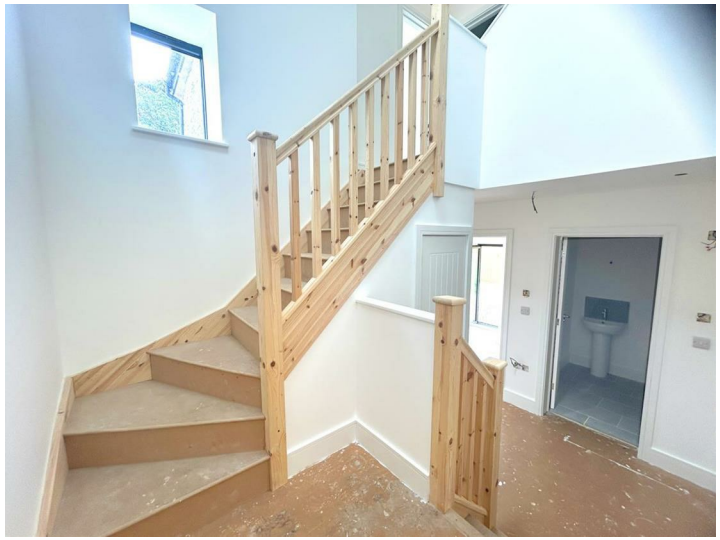
Our clients advise us that they will consider selling the remaining two adjacent plots should a prospective buyer of Jackdaw be a developer or wish to develop the two plots.

WHAT3WORDS

goodnight.allow.forge













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 not yet allocated.

DATE DETAILS PREPARED.

24th July 2026.

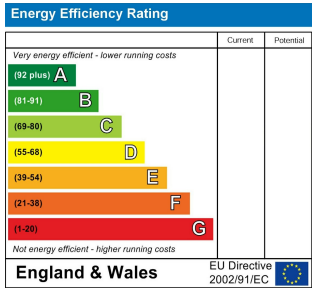
MOBILE AND BROADBAND

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.





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 purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must 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, 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS