**A Luxury, Boutique Development at Huthnance Farm, TR13**

**Barn 1 - £1,600 Per Calendar Month**

HUNTERS®

EXCLUSIVE

# Welcome to Huthnance Farm, TR13

## £1,600 Per Calendar Month

Hunters Estate Agents are delighted to present this exclusive, boutique development of high-specification, luxury barn conversions, at Huthnance Farm. Thoughtfully designed with no expense spared, these stunning homes seamlessly blend natural, rustic materials with cutting-edge finishes, creating exceptional spaces that exude character, modernity, and sophistication. Viewing highly recommended!

The Property
As you approach along the lane, the property commands attention with its impeccable design and charming rural aesthetic. Two designated parking spaces set the stage, while the barns themselves feature natural stone, warm wood cladding, and classic slate for a striking yet timeless look. As the largest home in this exclusive development, this three/four-bedroom residence promises something truly special. Shall we take a look inside?

A secure, gated courtyard offers a private and low-maintenance retreat, perfect for alfresco dining and entertaining. Thoughtfully designed, steps lead gracefully to the terrace and entrance door.

Step inside, and you're welcomed into a breathtaking, and exceptionally spacious, open-plan reception room, featuring fabulous kitchen, dining, and living areas. Vaulted ceilings with exposed A-frames, Velux windows, and an abundance of glazing flood the space with natural light, creating an airy, expansive feel. The premium quality kitchen is sure to impress, featuring sleek high-gloss cabinetry and stylish complementary countertops—an inviting hub for entertaining friends and culinary creativity.
Convenience is key, with a separate utility room tucked away for added practicality. Meanwhile, a set of elegant pocket doors glides open to reveal an additional generously sized room with its own en-suite shower room—ideal as a fourth bedroom, home office, or versatile reception space.

Let's head downstairs, where a further three generously sized bedrooms await. The primary suite is a true retreat, complete with a beautifully appointed en-suite shower room and elegant French doors that open directly to the outside—a perfect spot to start the day with fresh air and a coffee. Sweet dreams are all but guaranteed here. The family bathroom is equally impressive, designed with a sleek, modern aesthetic and a spa-like ambiance, offering a serene space to unwind and recharge.

Sustainability
Designed with sustainability at their core, these homes seamlessly combine eco-conscious living with contemporary style. Featuring solar panels and an efficient air source heat pump, the property not only reduces environmental impact but also enhances energy efficiency—offering a home that's as smart as it is stylish.

The Location
Nestled in a lovely rural setting, Huthnance Farm offers the perfect balance of countryside tranquillity and convenient access to nearby towns, beaches, and attractions. Whether you're seeking charming harbours, golden sands, or bustling market towns, everything is within easy reach.

Helston (Approx. 3.9 miles, 8-minute drive) – Steeped in history and famous for its annual Flora Day celebrations, Helston is a traditional Cornish market town with an array of independent shops, cosy cafés, and the fascinating Museum of Cornish Life.

Porthleven (Approx. 5.5 miles, 10-minute drive) – A postcard-perfect location, Porthleven is a haven for food lovers, boasting award-winning restaurants and a lively culinary scene. Its sweeping beach is a favourite for surfers and walkers

alike, with dramatic coastal scenery that changes with the tides.

Hayle (Approx. 6.3 miles, 12-minute drive) – Known as a vibrant coastal town with a rich history. Whether you're exploring its tidal estuary, a sanctuary for birdlife, or enjoying the surf at Gwithian Beach, it’s a fantastic spot to soak up Cornwall’s natural beauty.

Praa Sands (Approx. 5 miles, 14-minute drive) – A true gem of the South Cornwall coast, Praa Sands boasts a mile-long stretch of soft, white sand and sparkling turquoise waters. Popular with surfers and sun-seekers, this beach is the perfect spot for seaside relaxation or a scenic coastal walk.

Camborne (Approx. 6.7 miles, 15-minute drive) – Once the heart of Cornwall’s mining industry, Camborne is a town rich in heritage, with links to the county’s tin and copper past. Today, it offers a blend of historic charm and modern convenience, with excellent transport links, many amenities, and a thriving local community.

All distances and journey times are approximate, sourced from Google Directions, and intended as a general guide only.

About Hunters West Cornwall
Hunters West Cornwall is a locally owned, independently run franchise, proudly part of Hunters, one of the UK’s favourite nationwide agents. We combine professionalism and efficiency with a fresh and fun approach. Our bespoke marketing strategies leverage cutting-edge technology, professional photography, and social media influence to maximise exposure. As proud Cornish locals, we actively support community projects and sports initiatives, reinvesting in the area we call home. Backed by Hunters’ national network, we offer the perfect blend of local expertise and far-reaching marketing power. We feel fortunate to be regularly entrusted to market some of Cornwall's very finest homes. If you are looking to sell or let a property in the local area, please get in touch! We'll be more than happy to pop out and see you, for a free, no-obligation valuation and chat :)

Useful Information
Energy Performance Certificate: Rating B81 (potential 100A) - Valid until 24 March 2025
According to 'Signalchecker.co.uk' the following coverage is likely available at this address: O2 (voice indoors and outdoors, 3G and 4G outdoors), Smarty (voice indoors and outdoors, 4G indoors and outdoors), Three (voice indoors and outdoors, 4G indoors and outdoors), Vodafone (voice outdoors, 4G outdoors)
According to Ofcom broadband Checker, Ultrafast broadband with download speeds up to 1800 Mbps, and Standard broadband with download speeds up to 6 Mbps may be available in this postcode.
Council Tax Band: C
Available from 01 December 2025

Unfurnished. Virtual staging has been used to showcase the space.

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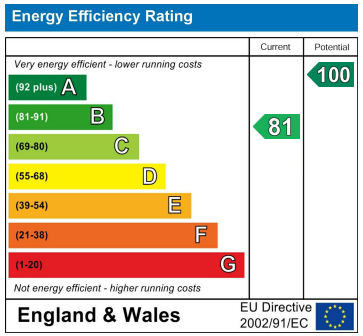


DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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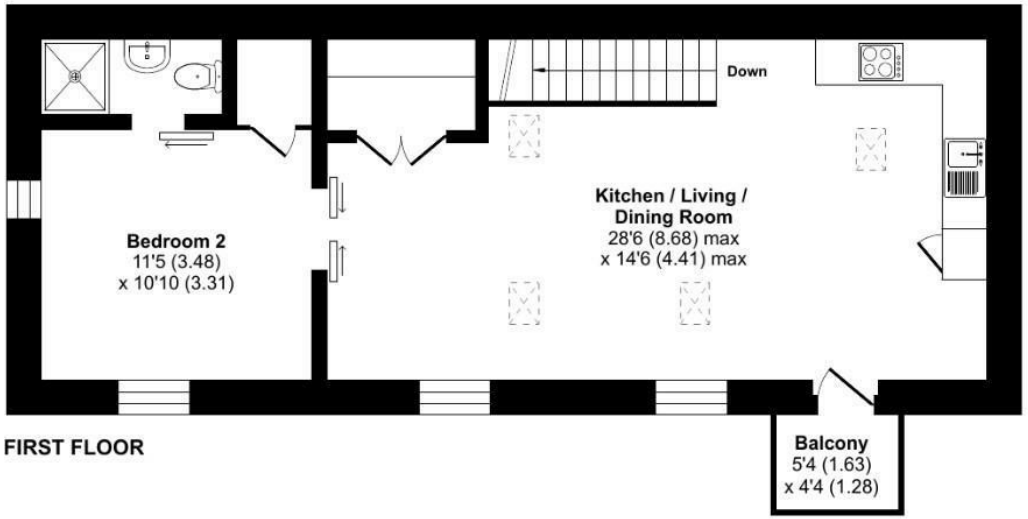
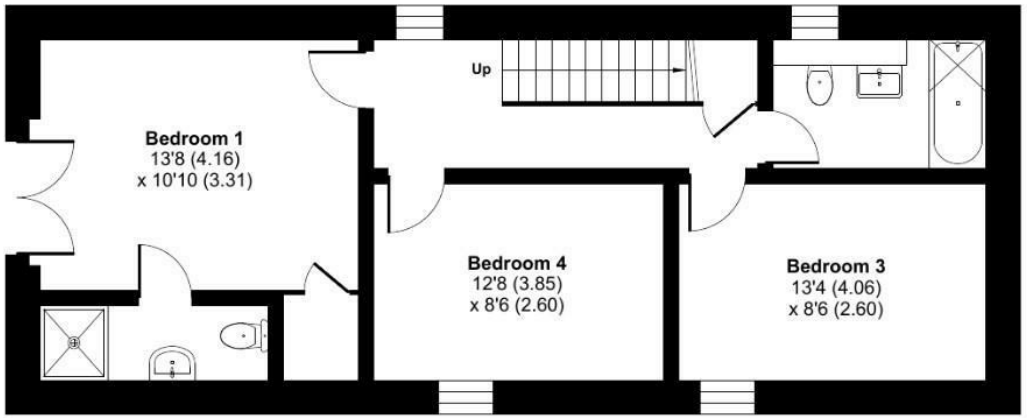
# Nancegollan, Helston, TR13

Approximate Area = 1215 sq ft / 112.8 sq m

For identification only - Not to scale




FIRST FLOOR




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hunters. REF: 1250324

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters
01736 800919 | Website: www.hunters.com

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