



Beckerleg Barn

Trevurvas, near Praa Sands

Beckerleg Barn, Trevurvas, Ashton, Helston, TR13 9TY

This charming barn conversion, completed in 2020, is beautifully appointed and presented, offering an appealing blend of character, comfort and peaceful living a few moments from the stunning coastline around Praa Sands and Rinsey Head. The accommodation includes a superb open-plan, vaulted living space with two double bedrooms, two bath/shower rooms, a private courtyard-style garden together with off-road parking, making this an ideal permanent residence, holiday home or investment opportunity in a highly desirable location.

Distances

Praa Sands – 0.5 (via footpaths); Rinsey Head – 1 (via footpaths); Porthleven – 4.3; Helston – 5.4; Marazion – 5.7; Penzance (mainline rail) – 8.9; Falmouth – 15.4; Truro – 22.7; Cornwall Airport (Newquay) – 40.7

(All distances are approximate and in miles)

The Location

Beckerleg Barn is situated within the peaceful, no-through-road hamlet of Trevurvas, a hidden corner of west Cornwall surrounded by open countryside and within easy reach of the spectacular coastline around Praa Sands and Rinsey Head. Scenic footpaths and the South West Coast Path are close at hand, offering superb walking opportunities along sandy beaches and dramatic clifftops.

The nearby village of Ashton provides useful everyday amenities, including a petrol station and public house, while primary schools can be found in Germoe, Breage, Godolphin and Porthleven. The surrounding countryside includes Tregonning Hill and Godolphin Hill, both enjoying far-reaching views across the Lizard and Penwith peninsulas.

A short drive away, Porthleven is renowned for its picturesque harbour, independent shops, cafés and highly regarded food scene, while the historic market town of Helston offers a wider range of shopping, schooling, healthcare and leisure facilities.





The property is also well placed for exploring Marazion, Penzance and the Lizard Peninsula, with their dramatic coastal scenery, beaches and cultural attractions, including the iconic St Michael's Mount. Altogether, Beckerleg Barn provides an excellent base from which to enjoy the very best of west Cornwall.

The Property

- An attractive and beautifully presented single-storey stone barn conversion, completed in 2020
- Characterful accommodation combining exposed stonework and substantial timber lintels with a stylish contemporary finish
- Entrance hallway with useful storage
- Conservatory/garden room providing an attractive entrance and versatile additional sitting or dining space
- Light-filled open-plan kitchen/dining/living room with a vaulted ceiling, rooflights and Penguin woodburner
- Well-appointed fitted kitchen with granite worktops and integrated appliances, including an oven and hob, washing machine, dishwasher and fridge/freezer
- Double bedroom with vaulted ceiling and adjoining shower room
- Further double bedroom with a modern en suite bathroom
- Both bath/shower rooms finished with classic white metro tiling and contemporary fittings



The Garden and Outbuildings

- Private, low-maintenance courtyard garden with attractive planting and seating areas
- Useful timber garden sheds and external storage
- Gravelled parking and access immediately beside the property

Services, tenure and material information

Freehold. Mains electricity and water. Private drainage (shared with next door). Oil-fired central heating.

Council Tax: band C

Broadband: FTTP (source:

<https://www.openreach.com/broadband-network/fibre-availability>)

What3Words: /// rejoined.gearbox.chosen

Directions:

From Helston, take the A394 towards Penzance. Continue through the villages of Breage and Ashton. Approximately 4.5 miles from the Helston double roundabout, look out for a small sign on the right for Trevurvas and take the left-hand turning directly opposite.

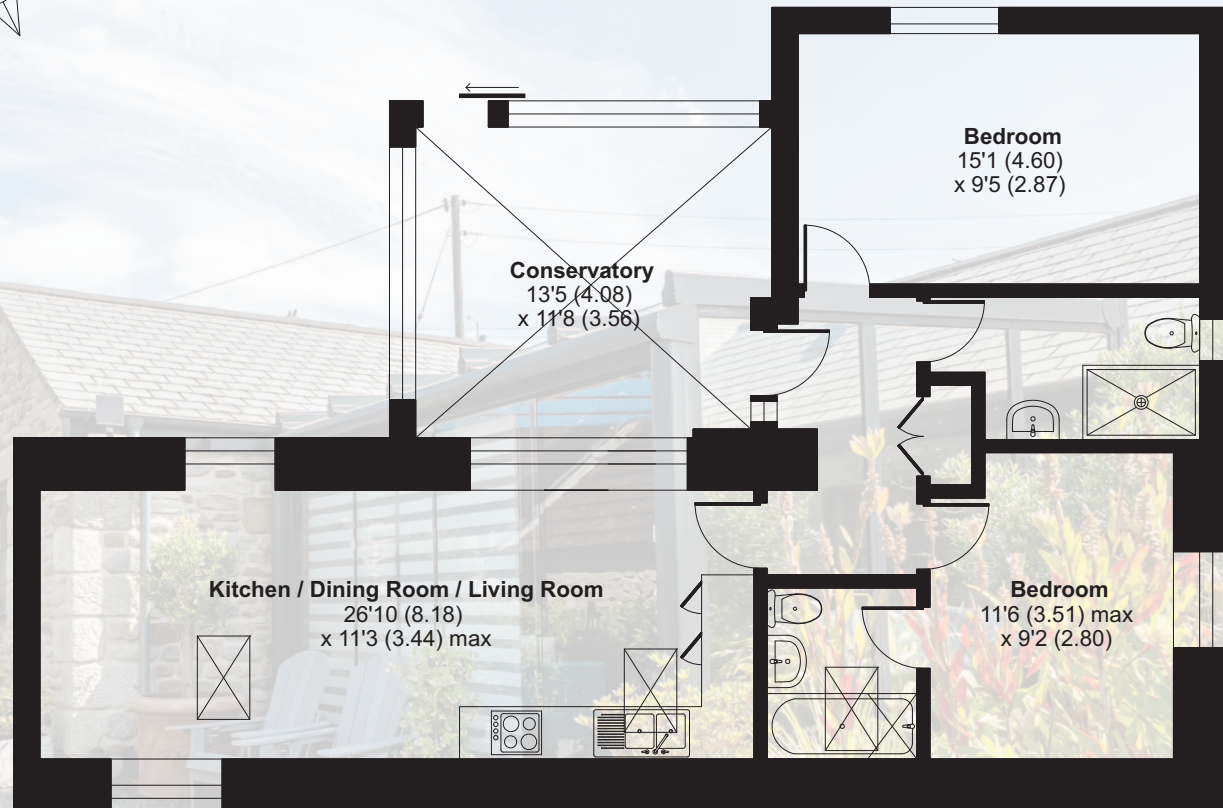
Follow this winding, single-track lane for about 0.6 miles. As the road bends sharply to the right, continue into the hamlet and as you pass the houses take the left turn and follow around to the left and you will see Beckerleg Barn ahead.



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Main House = 884 sq ft / 82.1 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Shore Partnership Limited. REF: 1492876

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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