



Gew Barn and Gew Farm Buildings





# Gew Barn and Gew Farm Buildings

Prospidnick, Helston, Cornwall TR13 0RY

Helston 4 miles Camborne Station 7 miles A30(T) 8 miles

A delightful traditional converted barn, second separate residence with mature gardens and adjoining pasture field in an idyllic area

- Spacious 2-Storey Barn Conversion
- Detached Second 2 Bedroom Dwelling
- Adjoining Field
- Freehold
- 2 Bedrooms
- Gardens, Polytunnel & Outbuildings
- Total About 3.32 Acres
- Council Tax Band D

Guide Price £825,000

## SITUATION

Gew Barn and Gew Farm Buildings are situated in a sought after rural area on the edge of the attractive hamlet of Prospidnick being formerly part of the renowned local Country Estate of Trevarno. Prospidnick sits amidst attractive countryside, yet benefits from good communication links with junctions to the A30(T) about 8 miles to the north where, at Camborne, there is a station on the London Paddington line. Porthleven with its historic harbour and array of restaurants, is about 5 miles to the south.

The area is well known for its myriad countryside walks and riding. These are supplemented by further walks, including many National Trust walks on the Lizard Peninsula, the Southwest Coastal Footpath and The Godolphin Estate. Praa Sands with its recreational beach is about 7 miles to the south west.

## BRIEF DESCRIPTION

The sale of Gew Barn and Gew Farm Buildings presents a tremendous opportunity to buy a pair of delightful converted fully residential barns, which offer a great deal of accommodation and flexibility. Indeed, the property will be of interest to purchasers looking for multi-generational or dual family accommodation, couples with dependant relatives and those seeking a home with a secondary unit for generating an income.

The property is well situated on the edge of Prospidnick and includes extensive gardens and grounds with mature tree standards and an adjoining field. In total, the property extends to about 3.32 acres.





## GEW BARN

The approach to Gew Barn, from the public country lane, is via a granite pillared gateway with short drive to an extensive car parking area on the northern side of the house.

Well-presented to the market, Gew Barn offers reverse level accommodation with, on the ground floor, an inviting Reception Hall with slate floor, two Double Bedrooms, Rear Hall and a fine Shower Room with spacious fully tiled shower, contemporary vanity washbasin, wc, towel radiator and boiler cupboard with plumbing and space for washing machine.

On the first floor is a fine vaulted open Living and Sitting Room with double aspect including full height double-glazed doors to Juliet balcony with farmland views. Off is a well-proportioned Kitchen with a matching range of dark blue Shaker style base and eye level kitchen units with light marble effect worktop to upstands and which includes a contemporary single drainer sink unit with arched tap, space for electric and LPG gas cooker with extractor hood over, space and plumbing for dishwasher and part glazed door to outside first floor balcony with wrought iron balustrade and traditional steps leading down to ground level.

## GEW BARN GARDENS

These lie mainly to the west and comprise areas of lawn with shrub and mature deciduous tree borders which lead down to a lower level enclosed vegetable garden with raised beds, polytunnel about 20' x 14' (base level) and a block and timber clad Garden Shed about 13' x 10'.

## GEW FARM BUILDINGS

To the south of Gew Barn, Gew Farm Buildings is a fine detached single storey residence. An opaque part glazed door opens to a fine vaulted open-plan Kitchen, Dining and Living Room. This room is light and airy with triple aspect and Velux windows. The Kitchen Area includes a range of base level matching modern units with wood effect worktop and splashback tiling over and inset ceramic single drainer sink unit with flexible mixer tap, electric fan assisted oven and grill with four rings and extractor hood over, space for freestanding refrigerator freezer and exposed floorboards.

Off is a Passageway from which there are doors to two good Double Bedrooms and a Bathroom with P-shaped panelled bath with screen and rainshower over with splashback tiling, modern vanity washbasin, wc and boiler cupboard with plumbing and space for washing machine.

## GEW FARM BUILDINGS GARDEN

Adjacent to the residence is an enclosed picket and Cornish hedged level garden laid mainly to lawn, adjacent to which is an expansive open grass area suitable for recreational use.

## THE YARD

With a separate access from the public country lane is a yard for further parking, adjacent to which is a timber Store Building.

## THE ADJOINING FIELD

Approached either from the yard, or over a right of way along an adjacent stone track, is a fine pasture field, the top end of which enjoys landscape countryside views of the area.

## VIEWING

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

## DIRECTIONS

From Helston take the A394 toward Penzance. At the top of the hill, turn right by the garage onto the B3303 and drive for about a mile before turning right onto the B3303 towards Camborne. Drive through Crowntown and toward the outskirts, turn right to Prospidnick. Drive for about ½ mile passing the Methodist Chapel and under the bridge before bearing left (straight on). After about 70 yards, the entrance to Gew Barn will be seen on the right (where the road bears to the left).

## SERVICES

Private bore hole water supply. Mains electricity connected. Bottled gas central heating systems to both dwellings. Private septic drainage drainage. Standard and Ultrafast Broadband available, (Ofcom). Mobile coverage indoors - O2 limited - and outdoors - EE, Three, O2 and Vodafone likely (Ofcom).

## TITLE DEEDS

Please note there are some covenants on the title deeds.



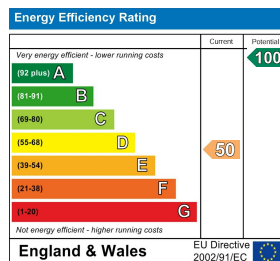
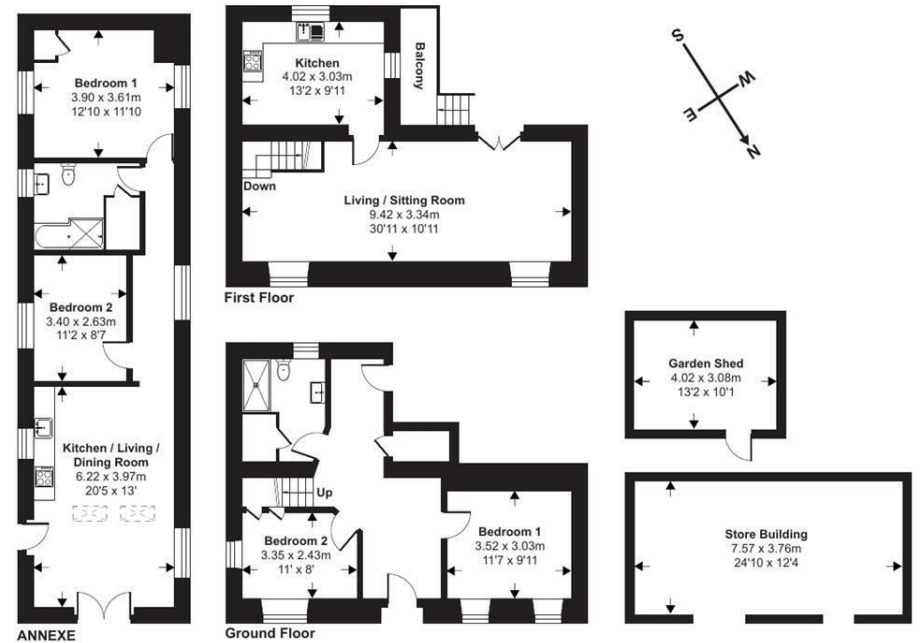


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Approximate Area = 982 sq ft / 91.2 sq m  
 Annexe = 701 sq ft / 65.1 sq m  
 Outbuildings = 438 sq ft / 40.6 sq m  
 Total = 2121 sq ft / 197 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1158345



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