



Gew Barn

# Gew Barn, Lot 1, Prospidnick, Helston, Cornwall, TR13 0RY



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

A delightful granite traditional and attractive converted barn with mature gardens in a popular area

- Lot 1 (Red) About 0.30 of an Acre
- Spacious 2-Storey Barn Conversion
- 2 Bedrooms
- Wonderful Gardens
- Lot 2 (Blue) About 3 Acres
- 2 Bedroom Residence
- Extensive Recreational Gardens
- Yard, Store Building & Pasture Field
- Freehold
- Council Tax Bands D

Guide Price £385,000

## METHOD OF SALE AND GUIDE PRICES

Guide Prices: LOT 1 (Red) £385,000. LOT 2 (Blue) £450,000

The property is offered for sale by private treaty, as a whole or in two Lots.

## SITUATION

The two lots are situated in the 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.

## LOT 1 (RED) - GEW BARN - ABOUT 0.30 OF AN ACRE

The approach is via a granite pillared gateway with short drive to an extensive car parking area on the northern side of the house.

Well-presented, 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 units with light marble effect worktops 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 the ground level.

Outside, lying mainly to the west, are lawn gardens 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 Garden Shed.

## LOT 2 (BLUE) - GEW FARM BUILDINGS - ABOUT 3 ACRES

Adjoining Lot 1 to the south, Gew Farm Buildings presents 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 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.

Adjacent to the residence is an enclosed level garden laid mainly to lawn which opens to an expansive grass area suitable for recreational use. Off, with a separate access from the public country lane, is a yard for parking and which includes a timber Store Building.

Adjoining to the north and 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.

## BOUNDARIES

The Vendor will erect a timber 6' high close boarded fence between points A, B, C and D as shown on the plan for identification purposes only within 2 months of completion. The Vendor will erect a low level close boarded timber fence in the current gap between points G and H as shown on the plan for identification purposes only within 2 months of completion.

## 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 Crowtown 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

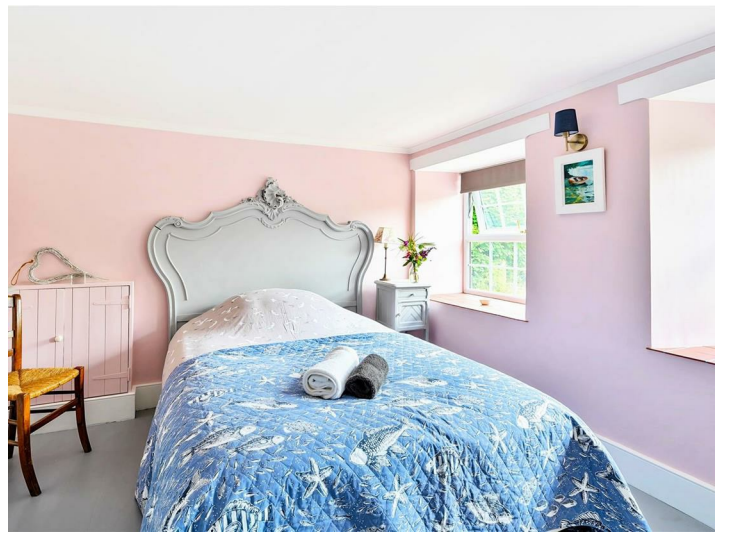
LOT 1: Private bore hole water supply. Shared private drainage system. Bottled gas central heating system. Mains electricity connected.

LOT 2: Private mains water supply to be connected by the vendor. Shared private drainage system. Bottled gas central heating system. Mains electricity connected, subject to separation from Lot 1 by the vendor as soon as possible after exchange of contracts and within 4 months of completion.

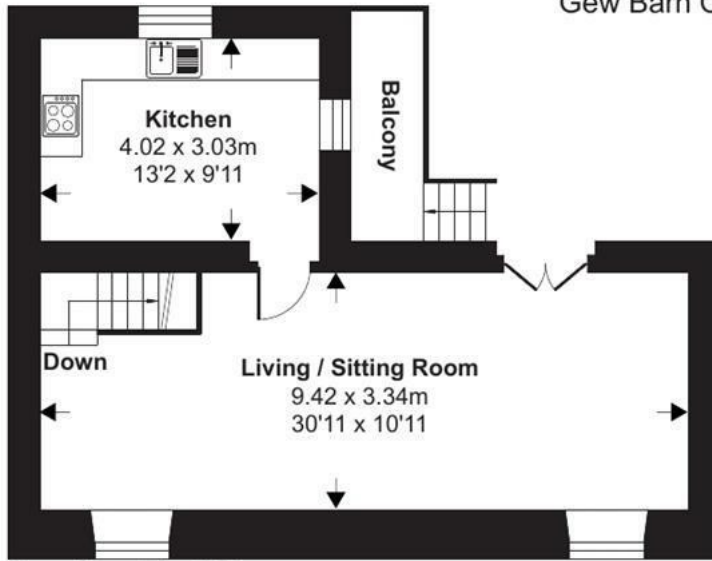
Standard and Ultrafast Broadband available (Ofcom). Mobile coverage indoors - O2 limited - outdoors - EE, Three, O2 and Vodafone likely (Ofcom).

## TITLE DEEDS

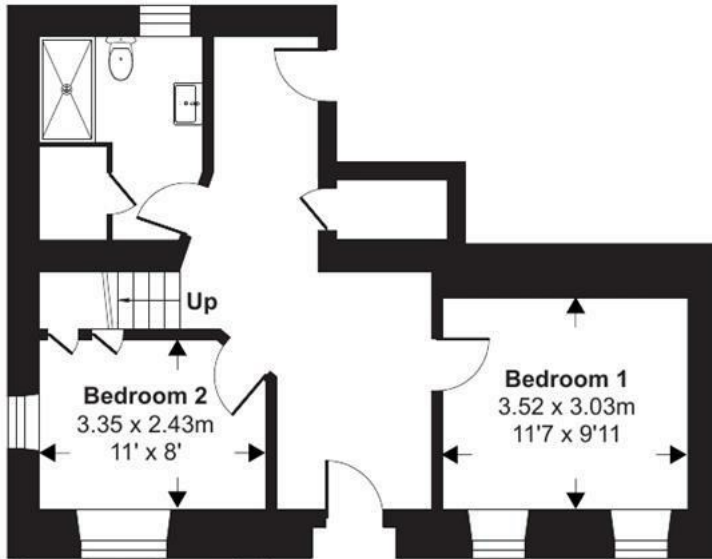
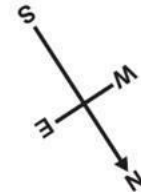
Please note there are some covenants on the title deeds.



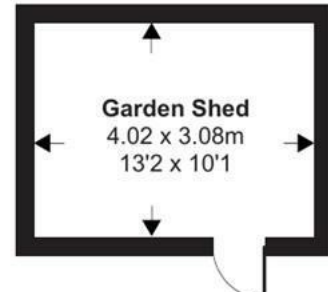
Gew Barn = 982 sq ft / 91.2 sq m  
 Gew Barn Outbuilding = 133 sq ft / 12.3 sq m  
 Total = 1115 sq ft / 103.5 sq m  
 For identification only - Not to scale



Gew Barn First Floor



Gew Barn Ground Floor



Gew Barn Outbuilding



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

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-78) C	(55-68) D
(55-68) D	(49-54) E	(45-48) F	(35-39) G
(35-39) G	(2-23) H		
Net energy efficient - higher scoring coats		20	100
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk