



Greenbank Farmhouse  
Ashton. Helston

LODGE & THOMAS  
ESTABLISHED 1892

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## Greenbank Farm

Tresowes Hill, Ashton,  
Helston, Cornwall TR13 9SZ

### Guide Price - £575,000 Freehold

- 5 bedroom, 3 reception traditional farmhouse
- Incredible countryside & distant coastal views
- Renovation required
- Modern Barn 45' x 30'
- In all about 0.34 acres

*Occupying a commanding position, this spacious and substantial stone farmhouse faces south-west and enjoys incredible views across countryside toward the sea on the horizon. This handsome rural property has been in the same family ownership for three generations and once formed part of a long since, broken up farmstead. It sits with a plot of around 1/3<sup>rd</sup> acre and includes a very useful 1,350sqft modern barn.*

### Situation

This appealing country property is ideally located for easy access to many of south Cornwall's major towns and amenities. Being just 1 mile off the A394 Helston to Penzance road, the villages of Godolphin, Ashton and Breage are all within 1½ mile radius, with the latter having a busy Post Office/store and popular public house. This quiet location is central for a number of picturesque beaches including Prussia Cove, Perran Sands, Praa Sands, Keneggy Sands and Porthleven Sands, all within a 15 minute drive. The historic market town of Helston, famous for its annual Flora Day is approximately 6 miles away. The County town and Cathedral City of Truro lies about 23 miles away and offers the County's leading administrative, retail and schooling facilities, together with the newly renovated Hall for Cornwall theatre.

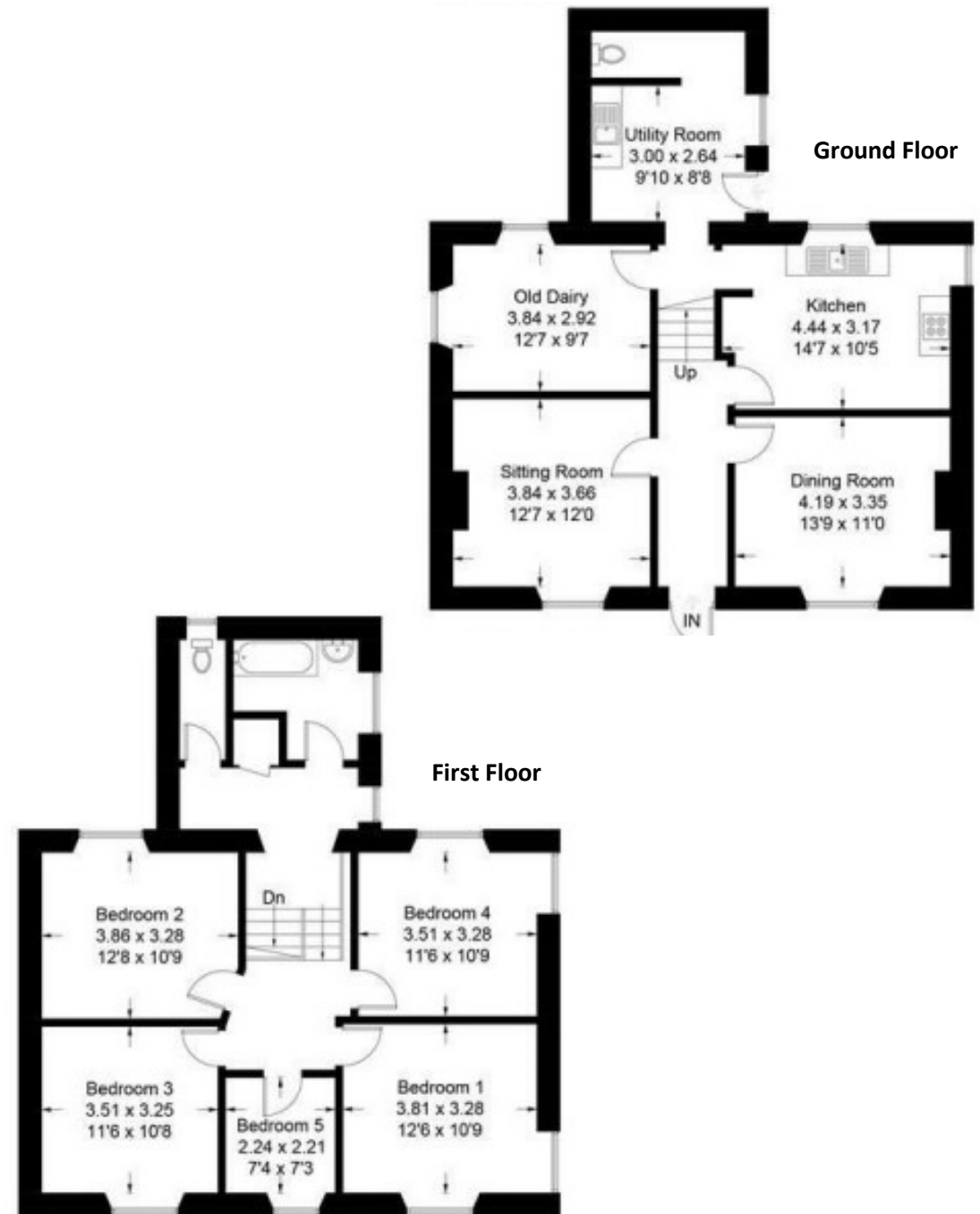


## The Property

Greenbank Farm requires renovation and features a handsome mellowed cut-granite façade beneath a steeply pitched roof with brick chimney stacks. The property has majority uPVC double glazing and is complemented by a generous lawn to the front with entrance drive leading from the Council road.

The well-proportioned accommodation is arranged over two storeys with entrance hallway, three good reception rooms, kitchen, utility room and separate wc on the ground floor, with five bedrooms at first floor level, together with landing, bathroom, separate wc and store room. Ceiling heights are generous and many rooms enjoy the captivating views.

To the front of the property there is an expansive lawn contained partially by a Cornish hedge. A vehicular parking area lies to the side of the house where there is the modern agricultural outbuilding measures 45ft x 30ft of block and timber construction. It is possible that this may have potential for residential conversion under Class Q, subject to the necessary consents.



## SERVICES

Mains Water and Electricity connected. Private drainage. None of these services have been tested and therefore no guarantees can be given.

**COUNCIL TAX BAND C EPC G**

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

## PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## VIEWINGS

Strictly by appointment with the sole selling agents Lodge & Thomas.  
Telephone 01872 272722

## DIRECTIONS

From Helston take the A394 towards Penzance and drive through the village of Breage, and continue on to Ashton. Shortly after the Lion & Lamb pub turn right into Higher Lane and drive up the hill for about 1 mile whereupon the property will be found and the gated access is to the front.

**what3words**///snuggle.revamped.bland



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