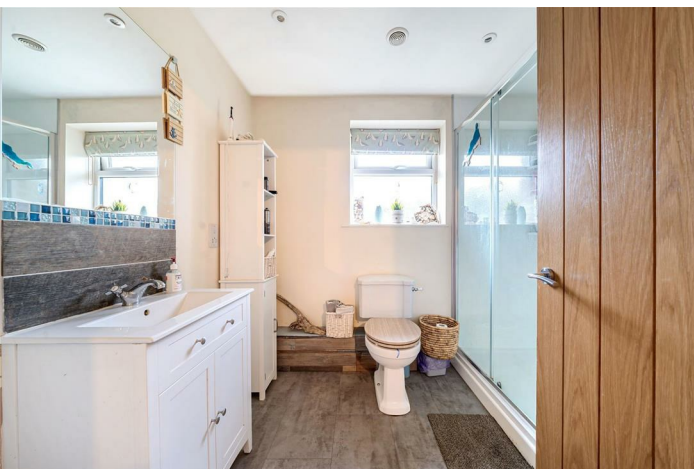


The Swallows, Clowance Wood Praze, TR14 0NW







The Swallows, Clowance Wood Praze, TR14 0NW

Nestled in the heart of the tranquil countryside, this remarkable equestrian property boasts a 2-acre paddock, a spacious field shelter, and a functional agricultural barn. Perfectly suited for horse lovers and those seeking a serene rural retreat, this property offers an idyllic setting for both leisure and equestrian pursuits. The Swallows seems certain to appeal to those with a passion for all things equestrian, or those wishing to embrace a more sustainable 'Good Life' style of living

The expansive 2-acre paddock provides ample space for your horse or other animals. The sturdy and well-maintained field shelter offers a safe haven for your equine companions, providing essential protection from the elements. The paddocks are also fully wooden post and railed fenced.

Complementing the equestrian facilities is the versatile agricultural barn, offering abundant storage for hay, equipment, and supplies. The barn's spacious design makes it an invaluable asset for any equestrian enthusiast.

This property is a rare find, combining practicality with the natural beauty of the countryside. Don't miss the opportunity to make this equestrian paradise your own.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price - £783,750

Location

As part of the original Clowance Wood Farm Estate this property enjoys a tucked away yet wonderfully central location between the villages of Leedstown and Praze, close to Clowance. To the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

Accommodation

- Entrance Hall
- Kitchen/Living room 10.36m x 5.26m
- Conservatory 4.57m x 2.84m
- Utility Room
- Bedroom 1 4.42m x 4.01m (maximum)
- Ensuite
- Bedroom 2 3.99m x 3.20m
- Bedroom 3 3.68m x 3.48m
- Family Bathroom

Outside

Arrive at the property via a private driveway passing the land with plentiful parking space for cars or larger vehicles. A substantial pair of timber gates offer access to the house, gardens, yard and barn. Ensuring that this area is safe and secure for livestock, pets and children. The grazing land extends to approximately two acres and is currently practically divided into approximately two one acre paddocks with a field shelter. Immediately surrounding the property itself are the gardens and generous patio area, beyond this is the yard and large agricultural style barn offering three stables, a corral area and plenty of storage. From the gardens can be enjoyed far reaching rural views.

Planning Permission

Our client has informed us that the property benefits planning permission to extend the current property, details can be found using the PA number - PA22/02122.

Agents Note

Please be aware that a public footpath passes through the curtilidge of this property. This has been fenced and signposted in accordance with regulations and passes between the property and the land outside of the main gates to the house and the enclosed paddocks so not directly affecting either the property or land. Please note the measurements have been provided by our client.

Warranty

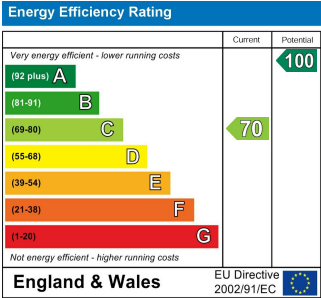
The property benefits from the remainder of an architects certificate.

Services

Mains electricity and water, private drainage by way of a sewage treatment plant. Oil fired central heating.

Council Tax Band- D





Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

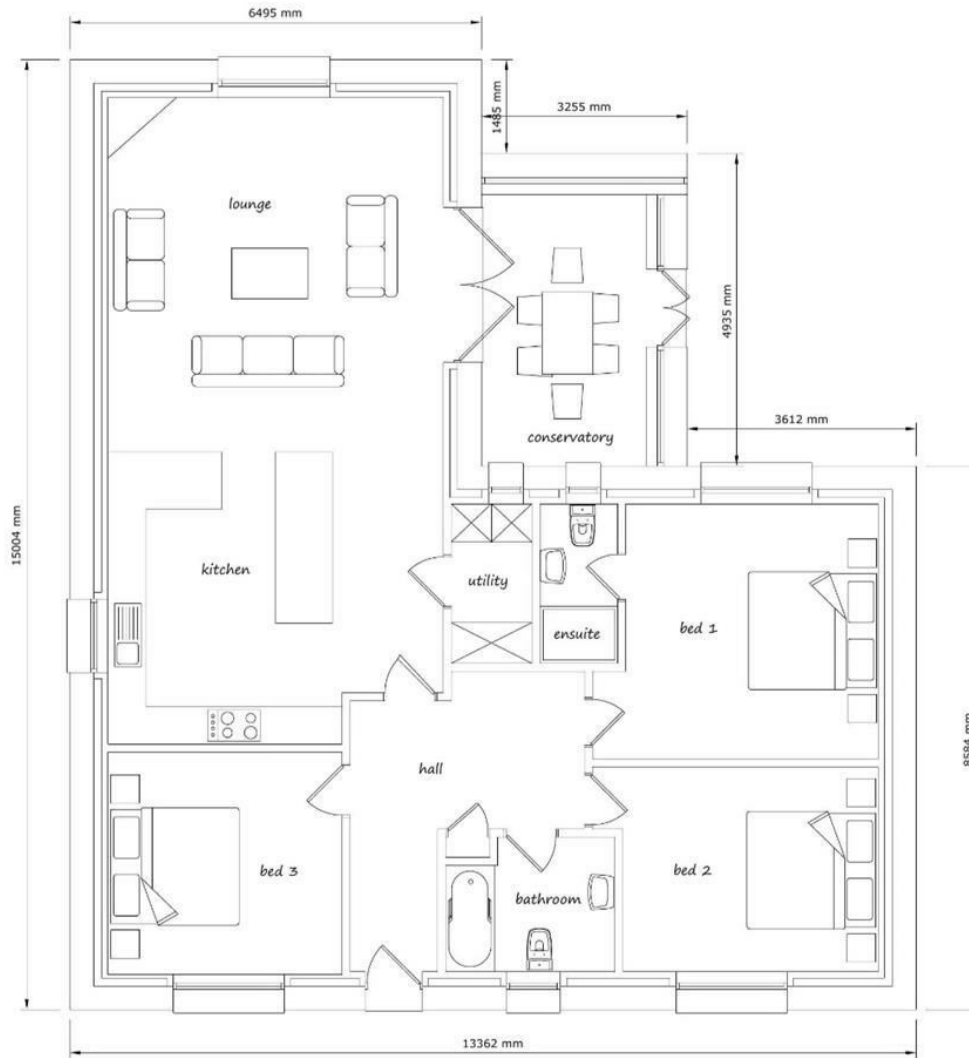
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///conqueror.benched.occupiers





Floor Plan

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

