



Marne Barne
Gweek, TR12 7AF







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Set at the end of a quiet country lane near the popular village of Gweek, this high-quality barn conversion offers a rare blend of character, space, and rural tranquility.

Converted just nine years ago, the property enjoys granite stone and tile-hung elevations, wood-framed double glazing, and discreetly placed, fully owned solar panels. A natural water supply is also connected.

The accommodation includes an open-plan lounge/diner/kitchen, utility room, and cloakroom on the ground floor, with three double bedrooms, with the master having an en-suite, and a four piece family bathroom upstairs.

Outside, the property boasts a large driveway with ample parking, a gated yard, six stables, and adjoining fields, ideal for equestrian use. The level lawn and mature trees provide a peaceful outdoor retreat.



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Guide Price - £830,000

Location

The Nearby village of Gweek is a hugely sought after Creekside village on the outskirts of the North Helford offering excellent access to Helston, Truro, Falmouth and the famed sailing waters of the Helford River. The village itself offers a wonderful active community with a range of facilities to include a shop and Post Office, a Public House with restaurant, The Boatyard and the Boatyard Café. There is a well used village hall which is used for a variety of community events to include a playgroup and annual pantomime productions. Gweek is also home to the Cornish Seal Sanctuary.

Accommodation

Open plan Kitchen/Living/Dining room 10.18m X 8.1m

Utility room 5.71m x 3.68m

Cloakroom

Upstairs to

Bedroom 5.56m x 3.63m

Ensuite shower room

Bedroom 5.56m x 3.63m

Bedroom 3.33m x 3.28m

Family Bathroom 3.33m x 1.96m

Parking

There is ample parking around the property for multiple vehicles.

Outside

A superb equestrian opportunity comprising a well-equipped yard with six stables, areas of woodland, and grazing land extending to just under 8 acres over two paddocks. Ideal for private equestrian use or small scale livery yard, set in a peaceful and accessible location.

Services

Mains electricity. Private drainage and natural water source. Water charges are currently £5.00 per week.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Solar Panels

The property benefits from owned Solar panels.

Council Tax Band- E**What3Words**

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Anti Money Laundering Regulations – Purchasers

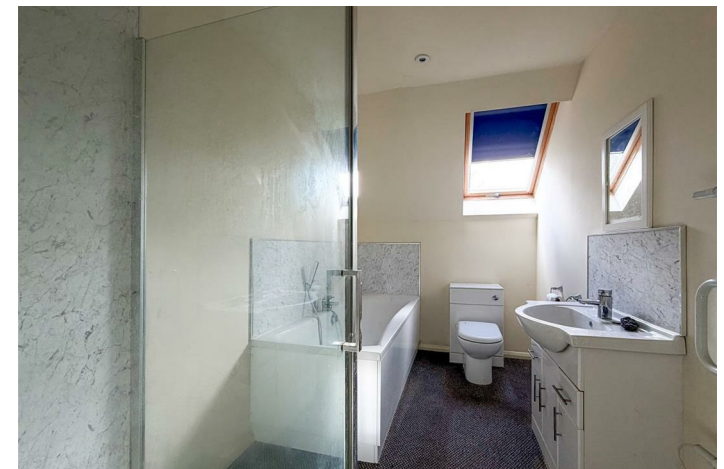
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. 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/>



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.

