

Tregonning Burrows & Morvargh

Balwest, Ashton, TR13 9TE







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This impressive home and income opportunity occupies a slightly elevated position, taking full advantage of panoramic countryside views across to Godolphin Hill and Mounts Bay. The grounds extend to approximately 3.5 acres. The main residence, Morvargh, is a well proportioned extended family bungalow featuring a spacious conservatory, comfortable living room, fitted kitchen, up to four bedrooms, and two bathrooms. The property sits within generous gardens and benefits from a large driveway and parking area, which also provides access to the attached garage. Adjacent to the main home is a self contained two bedroom static caravan, ideal for additional family accommodation. Set within the first of three paddocks lies Tregonning Burrows — a thriving small scale glamping business comprising four high quality pods, each with two private parking spaces and a picnic area. Each pod is designed with accessibility in mind, featuring an open plan living space with equipped kitchen, sofa bed, king size bed, and spacious wet room. Each unit measures approximately 6.9m x 3.1m and includes a decked seating area, with 900mm wide doorways for wheelchair access. The pods will be sold fully equipped, ready for continued operation. To the front of Morvargh is a decked terrace, a superb vantage point to enjoy the far reaching views. Steps lead down to a lawned garden and gravelled parking.



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Offers in Excess of £750,000

Location

Balwest is a charming hamlet situated within the civil parish of Germoe in the West of Cornwall, located between the towns of Helston, Penzance and Camborne, surrounded by beautiful countryside and convenient for access to coastal villages such as nearby Porthleven, Praa Sands, Prussia Cove besides many more.

Accommodation

Conservatory
Lounge/Dining Area with log burner
Kitchen
Family Bathroom
Four Bedrooms - Master with En-Suite Shower Room

Static Caravan

Providing flexible living accommodation with two bedrooms, open plan living area, separate kitchen and shower room.

The Glamping Pods

The business offers four self contained glamping pods, offered on a self-catering basis. Accounting information will be made available to seriously interested parties.

Parking

To the front of the property there is a generous level parking area suitable for several vehicles.

Garage

Providing useful storage with electricity inside.

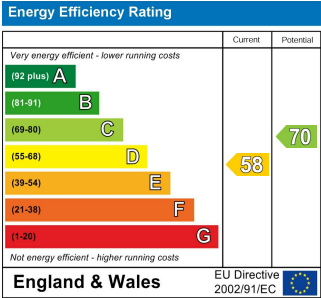
Outside

The grounds extend to approximately 3.5 acres. Morvargh enjoys extensive lawned gardens to the front, providing stunning views towards the sea and countryside from the front and to the side where there is access via a pathway to the rear where the garden is enclosed. Oil storage tank.

Services

Mains water, mains electricity, private drainage. Oil fired heating to Morvargh. Electric heating & LPG for hot water in the pods.





Agents Note

Our clients have advised that the neighbouring property has a right of way across the initial access lane to provide access to their property. There is also a public footpath across the lane and the perimeter of one of the paddocks.

Council Tax Band - C**What3Words**

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Anti Money Laundering Regulations

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.

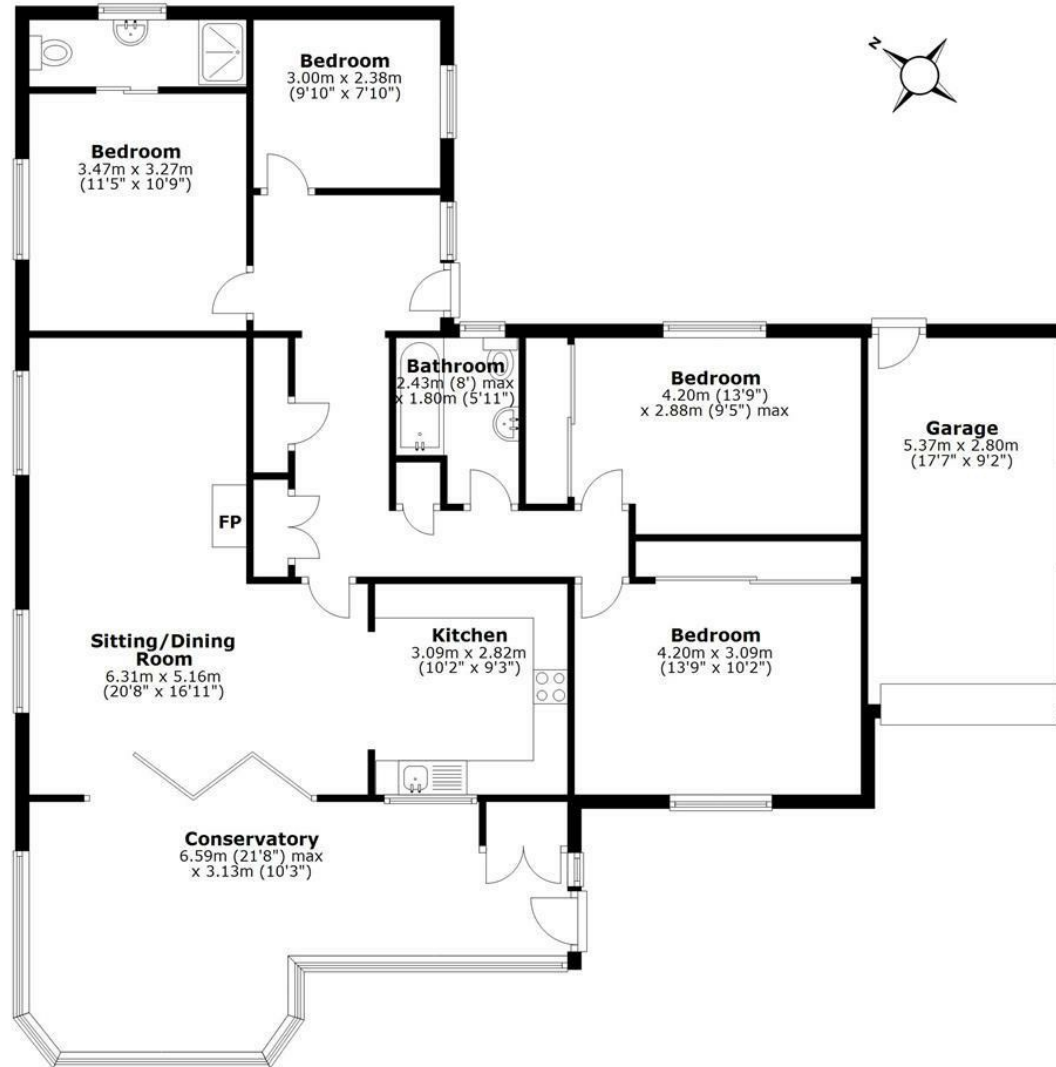
Broadband and Mobile phone coverage

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/>



Ground Floor

Approx. 150.2 sq. metres (1616.7 sq. feet)



Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

Morvargh, Balwest, Ashton

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.



For Identification purposes only