

Gew Farmhouse Prospidnick, TR13 0RY

£410,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

Gew Farmhouse

- TWO-BEDROOM SEMI-DETACHED COTTAGE
- BARN CONVERSION WITH ANCILLARY ACCOMMODATION
- SUPER RURAL LOCATION NEAR HELSTON
- GARDENS AND GROUNDS OF APPROX. ONE-THIRD ACRE
- TWO RECEPTION ROOMS AND FITTED KITCHEN
- HOME OFFICE / OCCASIONAL BEDROOM IN BARN
- FREEHOLD
- COUNCIL TAX C
- EPC E41

An opportunity to acquire a charming two-bedroom semi-detached cottage with an adjoining barn conversion providing additional ancillary accommodation, set in a delightful rural location just a short drive from Helston.

A particular feature of the property is its attractive gardens and grounds, approaching approximately one-third of an acre.

The main cottage offers well proportioned accommodation comprising a covered entrance area, fitted kitchen, utility area, shower room, cosy lounge and separate dining room/reception room. To the first floor are two bedrooms and a WC.

The adjoining barn conversion provides versatile additional space and comprises a spacious living area, a further room currently used as an office but suitable for a variety of purposes, and a shower room. With the necessary planning permission and consents this would seem ideal for multi-generational living or a dependant relative.

Prospidnick is a rural hamlet and hill in the parish of Sithney situated within easy reach of Helston. Helston has a wide range of amenities including shops, healthcare facilities, a cinema, leisure centre and schools. Nearby primary schooling is available at Trannack. Helston also serves as the gateway to the beautiful Lizard Peninsula, renowned for its dramatic coastline, picturesque harbours and stunning beaches.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

From the courtyard a part glazed door leads to -







INNER COVERED WALKWAY 27'6" x 5'10" (8.39 x 1.78)

A very useful space which bridges between the main house and the barn with a Perspex roof and house a mature grapevine, with stable door to :

KITCHEN AREA 19'4" x 9'10"' x 6'11" (5.9 x 3' x 2.12)

A charming kitchen enjoying views over the garden through a side-aspect window. The kitchen is fitted with a range of base and drawer units with matching wall-mounted cupboards, complemented by wooden worktops incorporating a sink and drainer with mixer tap. Integrated appliances include a gas hob with electric oven beneath. Feature open shelving and a plate rack add character and practicality.

The kitchen opens into a useful utility area with space for a fridge/freezer, washing machine and tumble dryer. The room benefits from vinyl flooring and recessed spot lighting throughout. Door leading to:

BATHROOM 9'0" x 8'11" (2.75 x 2.72)

A spacious shower/bathroom fitted with a panelled bath incorporating a Triton electric shower and tiled splashback. The suite also comprises a low-level WC and wash hand basin with tiled surround, complemented by a mirrored medicine cabinet above. Natural light is provided by two obscured-glazed windows overlooking the covered entrance area. Further features include a chrome ladder-style heated towel rail, shaver point with integrated light, electric downflow heater and practical vinyl flooring.

From the kitchen a wooden door leads through to :

SECOND RECEPTION ROOM/DINING AREA 16'2" x 12'0" including staircase (4.94 x 3.68 including staircase)

A characterful reception room featuring exposed ceiling beams and an impressive stone fireplace incorporating a Rayburn Regal range. The room benefits from bespoke fitted cupboards, part-exposed stone walls and a leaded-glass window to the front aspect. Lighting is provided by a combination of pendant and wall-mounted fittings, enhancing the warm and welcoming atmosphere. A part-glazed door leads to the entrance porch and the front of the property. Door to:

LOUNGE/SNUG 12'7" x 11'10" (3.84 x 3.63)

A characterful and inviting reception room featuring exposed ceiling beams and parquet flooring and an impressive stone fireplace (not tested) and there is a window to the front aspect.

From the dining area a staircase rises to a landing with steps up to:

BEDROOM ONE 12'4" x 11'9" (3.77 x 3.59)

A lovely room with canopied ceiling and exposed beams and an alcove dressing area with built-in wardrobes with two windows to the front aspect overlooking the gardens and onwards to open countryside.

BEDROOM TWO 11'3" x 9'8" max measurements (3.44 x 2.96 max measurements)

Again with canopied ceiling and exposed beams. There are two built-in wardrobes and window to the front aspect again with a view over the garden and towards open countryside beyond.

W.C.

With dual flush W.C., wash hand basin, part wood panelling to the wall, vinyl flooring and extractor.

BARN/ANCILLARY ACCOMMODATION

Approached from the covered walk way a door leads to :

ROOM ONE 25'7" x 13'5" (7.81 x 4.11)

A superb and characterful reception space featuring exposed timber beams and pillars, with glazed French doors opening onto the patio and enjoying attractive views over the garden. A further side-aspect window provides additional natural light, while an impressive bespoke glazed block feature window adds a unique focal point to the room.

The accommodation is complemented by wood-effect flooring and skylight. Set within one corner of the room is a wood-burning stove resting on a granite hearth, creates a warm and inviting focal point. Part-glazed door to:

ROOM TWO 14'9" x 11'8" (4.50 x 3.58)

Currently used as a home office again with exposed timber beam and pillar, skylight and part exposed stone wall and wood effect flooring with wooden steps leading up to a tiled threshold and door to :

SHOWER ROOM

Featuring a tiled walk-in shower enclosure fitted with both a rainfall shower head and separate handheld attachment. Character features include exposed stonework and timber panelling to parts of the walls and ceiling, creating a stylish blend of traditional charm and modern convenience.

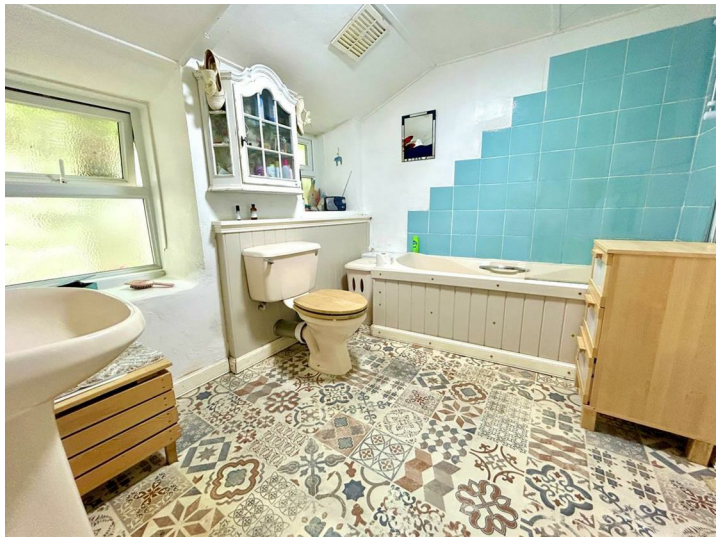
Further benefits include a skylight providing natural light, a heated towel rail, electric downflow heater and wash hand basin. Attractive floor tiling completes the room.













OUTSIDE

A particular feature of the property is its generous gardens and grounds, set within a delightful rural setting amidst miles of rolling Cornish countryside.

The property is approached via a gated entrance leading to a spacious parking area with provision for at least four vehicles. To the front of the cottage is an attractive enclosed garden, bounded by mature hedging and laid principally to lawn, providing an appealing approach to the entrance porch and the property's charming stone façade.

Adjoining the parking area is a delightful courtyard garden with a paved seating terrace, surrounded by an attractive variety of established shrubs, plants and trees. A gate leads through to the main garden, a substantial and relatively private space enclosed by traditional Cornish hedging and mature trees.

The gardens are predominantly laid to lawn, interspersed with pathways that meander through well-stocked beds containing a variety of mature shrubs, trees and seasonal planting. A useful garden shed with windows to two elevations provides practical storage, while a further covered storage area is situated towards the lower end of the garden. Also an outside water tap.

AGENTS NOTE

We are advised that the property has a shared water supply.

SERVICES

Mains water which comes via private pipework, bills payable to that third party. (Further details on request) Private drainage and mains electricity.

WHAT3WORDS

talent.funky.choirs

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band C.

DATE DETAILS PREPARED.

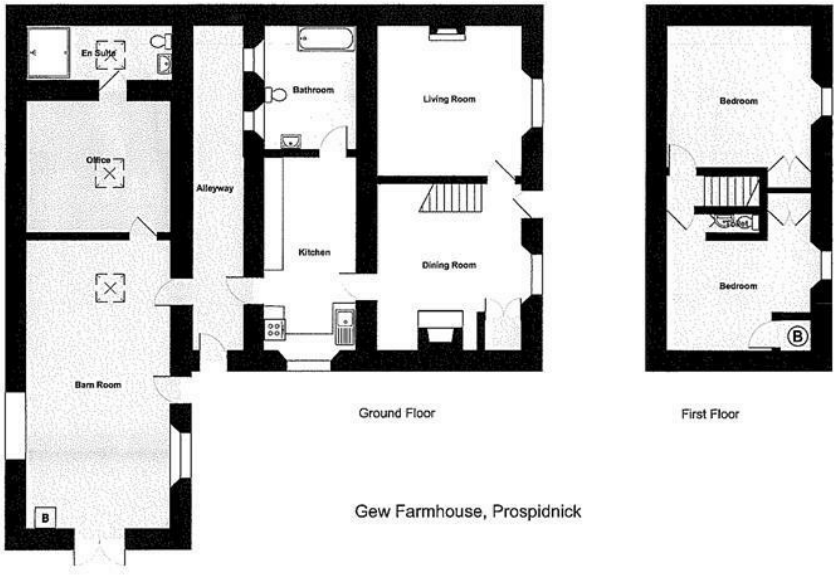
17th June 2026.

MOBILE AND BROADBAND

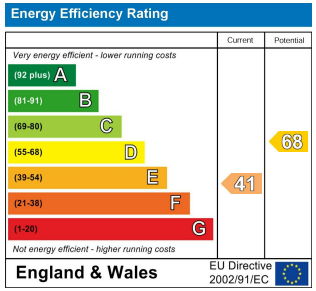
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



Gew Farmhouse, Prospidnick



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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