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**Goonhilly Downs,  
Helston**

**£630,000  
Freehold**





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Helston  
£630,000 Freehold  
Property Introduction**

An incredible opportunity to acquire a parcel of nature with a project to convert to a family home! This twelve-acre site is comprised of approximately four acres of sculpted brownfield land, a three acre lake full of Common Carp, Golden Rudd, Tench, Perch, Roach, Bream, Eels and Rainbow Trout plus around five acres of SSSI (Site of Special Scientific Interest) land. The owner is currently living on site in a mobile home next to the main lake. One condition of the successful planning permission is to remove the mobile home once the property is converted and in full operation. The original quarry shed collapsed years ago, however our client has rebuilt the shed and it is block built 1506 sq. ft (140 sq. m) block built with double glazing. At this stage of the build the property has huge potential for customisation (within planning regulations and consents). Offering a contemporary design throughout with kitchen/diner, family bathroom, utility room and games room on the ground floor, to the first floor is a lounge and further bedroom. This is great opportunity for anyone looking for a project to turn this into a private home within its own oasis Given the location within the Lizard area and the outstanding views, this conversion represents a fantastic opportunity to obtain a family home in a stunning, idyllic location. Please study the Cornwall Council planning portal (reference number PA21/06609) to ensure you are fully aware of any conditions placed upon the successful planning application.

## Location

Located in the most southerly peninsula in England, this conservation area and its numerous coves provide a rich range of natural habitats that will reward birdwatchers and naturalists. For those souls brave enough to venture beyond RNAS Culdrose on to the Lizard Peninsula, there is the fascinating landscape of the Goonhilly Downs nature reserve to explore. It is a popular dog walking spot and there are lots of myths, legends, and actual historic ruins to explore on the walks. There is also an abundance of wildlife, including, rumour has it, the Manaccan beast — a puma like big cat.

## LOCATION

Goonhilly Downs is on the Lizard Peninsula and is conveniently placed for easy access to good local amenities in nearby villages including Mawgan which has a shop, Post Office, and public house. The villages of St. Keverne, Coverack, Ruan Minor and The Lizard are all easily accessible with a further range of facilities, pubs, beaches, and attractive coastal walks. The Goonhilly Earth Satellite Station is nearby which was the largest satellite station in the world before closing in 2008. Goonhilly Downs is a large wildlife and nature reserve with many walks and riding out in the area. The former market town of Helston is about 5 miles distant and provides an extensive range of facilities including schools, college, shops and supermarkets, leisure, entertainment, business, and transport services. The A394 at Helston provides easy access to Penzance in the west of the County and to Falmouth and Truro to the east. A super location near to a variety of beaches including the crystal-clear sheltered bathing waters at Coverack Cove also nearby to a sought after small Primary School as well as the 1000-acre

Trelowarren Estate where one can enjoy wonderful walks taking in a Victorian folly as well as the highest point on The Lizard.

## ACCOMMODATION COMPRISES

As previously mentioned the internal conversion is partly started. Door opening to:-

### OPEN PLAN KITCHEN/DINER 21' 3" x 12' 9" (6.47m x 3.88m) PLUS 9' 5" x 6' 3" (2.87m x 1.90m)

Three high level double glazed windows. Laminated flooring. Stairs rising to first floor lounge.

### BATHROOM

### UTILITY ROOM 8' 2" x 4' 10" (2.49m x 1.47m)

### GAMES ROOM 21' 4" x 15' 0" (6.50m x 4.57m)

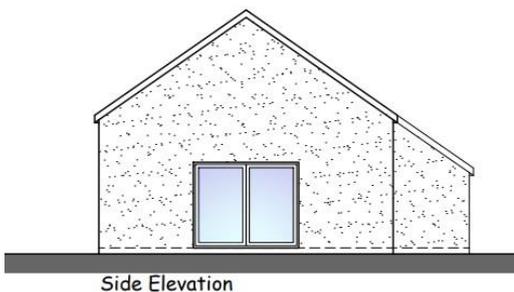
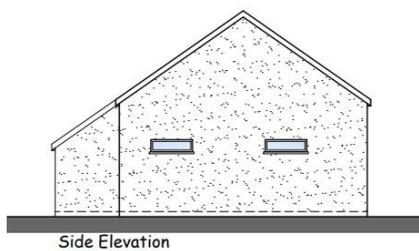
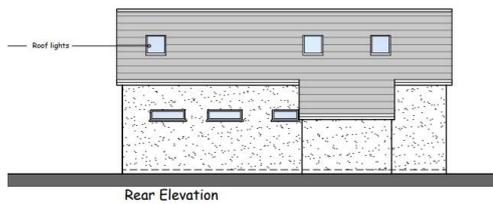
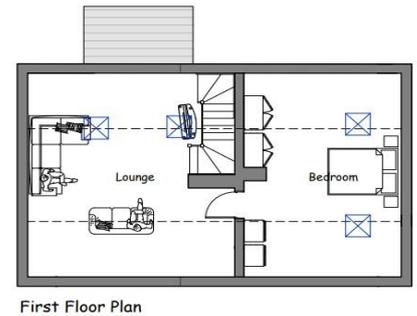
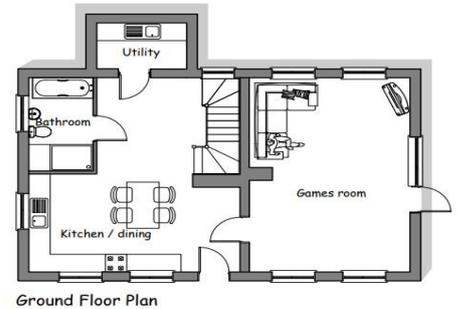
Four high level double glazed windows and door leading to the outside.

### FIRST FLOOR LOUNGE 21' 1" x 14' 11" (6.42m x 4.54m)

Apex ceiling with two 'Velux' windows and a double glazed window to the side elevation.

### BEDROOM 21' 3" x 19' 3" (6.47m x 5.86m)

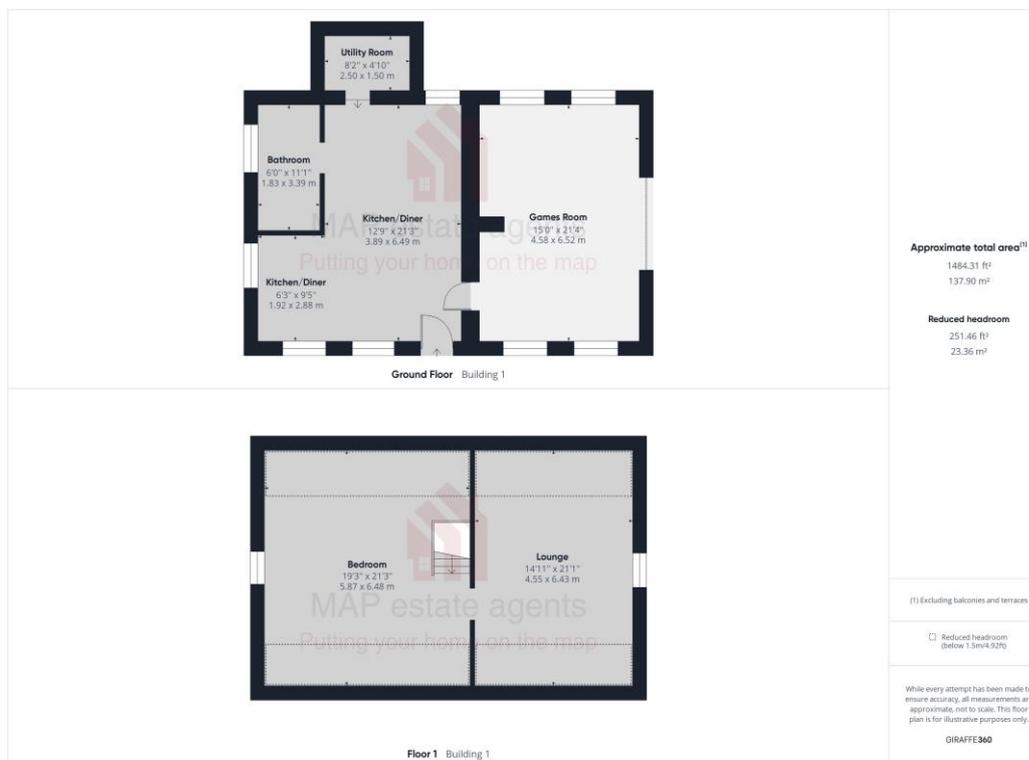
Apex ceiling with two 'Velux' windows and a double glazed window to the side.





## MAP's top reasons to view this home

- One-of-a-kind oasis
- 12 acre site
- 3 acre lake
- 4 acres of sculpted brownfield land
- 5 acres of Site of Special Scientific Interest land
- Planning Permission Granted (PA21/06609)
- Part-converted property (140 sq. metres)
- Healthy stock of fish in the Lake
- Located in England's most southerly peninsula
- Near to numerous beaches



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