



The Stables, Gummows Shop, Newquay, TR8 4PP

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Agencies



An exceptional and immaculately presented equestrian facility set within approximately 6.8 acres of level, free draining land. This beautifully designed yard offers a high-quality stable block, impressive sand school and extensive hardstanding, all perfectly positioned for effortless access to the A30 and leading local equestrian centres. A rare opportunity to acquire a turnkey working yard.

**Guide Price £300,000 Freehold**

**Equestrian Facilities**

Exceptional Equestrian Facility | TR8 4PP | 6.8 Acres | Purpose-Built Yard | Sand School | Excellent Road Access

A superbly laid out and well-established equestrian facility set in approximately 6.8 acres, including 6.0 acres of level, free-draining grazing land, ideally suited to private or professional equestrian use. Conveniently located just 5 minutes from the A30 and 2.3 miles from Knightswood Equestrian Centre, offering excellent accessibility while retaining a peaceful rural setting.

The property benefits from a U-shaped timber stable block constructed by Blackdown Buildings, arranged around a concrete yard with post and rail fencing. Access is via a double-gated driveway with extensive hardstanding, providing ample parking and turning for HGV horse lorries and trailers.







## **Stable Block Comprising:**

Feed Room

Tack Room

6 Stables

## **Barn & Storage:**

Open-fronted barn, large enough to accommodate a 7.5-ton horsebox and trailer

Adjoining locked storage shed with:

Electric roller shutter door

Mezzanine floor

Rear workbench area

Additional Features:

Hyundai 10kW diesel generator

Mains water supply

## **Outdoor Arena**

25m x 40m sand school

Post and rail fenced

Surface comprises Padstow Sea Sand with Flexi-Ride top

provided by Equestrian Direct Surfaces in September 2019

## **Land**

Approximately 6.8 acres in total

Around 6.0 acres of good quality, level, well-draining grazing

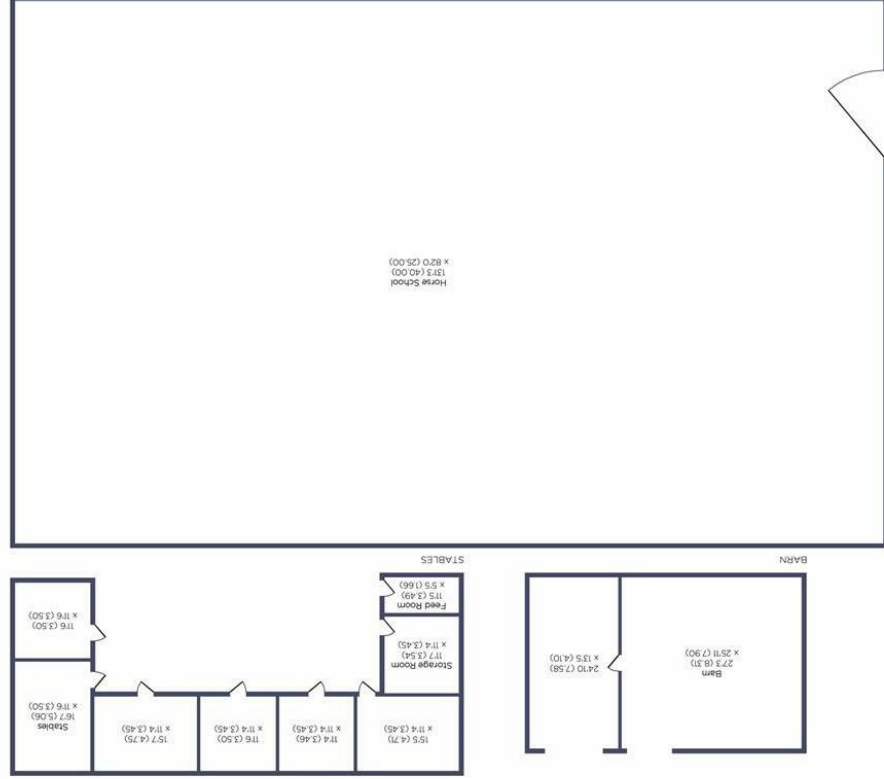
Well suited for year-round use

## **Location**

5 minutes to the A30

2.3 miles from Knightswood Equestrian Centre

Ideal for competition, training or private use with excellent transport links



The Stables, Summercourt, tr84pp  
Stables Area = 1161 sq ft / 107.5 sq m  
Barn Area = 1066 sq ft / 99.0 sq m  
Horse School Area = 10764 sq ft / 1000.0 sq m  
Total Area = 12991 sq ft - 1206.5 sq m

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