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Land at Polkinghorne Farm House



Penzance - 2.3 miles, Marazion - 5 miles,  
St.Ives - 7 miles

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A rare opportunity to acquire a superbly positioned field in the highly sought-after and picturesque Trevaylor Valley.

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- Circa 1.8 Acres
- Near Trevaylor Woods
- Outskirts of Gulval
- Improved Access
- Views
- Rare Opportunity

Guide Price £90,000

### SITUATION

Polkinghorne is a small hamlet situated above the popular Trevaylor Woods. The nearby village of Gulval enjoys stunning views across Mount's Bay and offers a delightful blend of Victorian homes and traditional cottages arranged around a charming village square, centered on its historic church.

The neighbouring town of Penzance provides a comprehensive range of amenities, shops, schools and services, together with a mainline railway station offering direct links to London Paddington.

The spectacular Penwith Peninsula is within easy reach, renowned for its dramatic coastline, picturesque walking trails, beautiful beaches and many of Cornwall's most iconic landscapes.

### DESCRIPTION

A rare opportunity to acquire a superbly positioned parcel of land set within the highly sought-after and picturesque Trevaylor Valley, one of West Cornwall's most attractive and unspoilt rural locations. Enjoying a peaceful setting amidst rolling countryside, the field offers an appealing combination of natural beauty, privacy and accessibility.

Extending to approximately 1.8 acres, the land has been thoughtfully enhanced through the planting of a variety of young native saplings, creating the foundations for a diverse and attractive landscape in years to come. The recent addition of an access track further improves the usability of the land, providing convenient access and increasing its appeal for a range of amenity, conservation and recreational purposes, subject to any necessary consents.

Surrounded by the stunning scenery of the Trevaylor Valley, with its network of

footpaths, woodland walks and abundant wildlife, the field represents an increasingly rare opportunity to secure a manageable parcel of Cornish countryside in a truly enviable setting. Whether as a long-term environmental investment, private retreat or simply a chance to enjoy ownership of a beautiful piece of land, this is a unique offering in an area where opportunities of this nature seldom arise.

### PLAN

A plan which is not to scale and is provided for identification purposes only is included with these particulars.

### VIEWINGS

Strictly and only by prior appointment with Stags' West Cornwall office on 01736 223222

### SERVICES

There is an electricity pole nearby.

### DIRECTIONS

From Penzance, follow the B3311 towards Gulval. Continue through Gulval and up Green Lane Hill. Turn left onto Trevarrack Road (signed Polkinghorne), then continue straight onto Helnoweth Hill. Follow the road for approximately 0.9 miles, where Polkinghorne Farm, Gulval, Penzance TR20 8YS will be on the left-hand side.

Continue until you reach a small hamlet of buildings, and take the first left (between the two buildings). Continue along the track and a Stags sign will indicate the field advertised. Continue past the sign to the hard standing at the bottom of the field where parking is permitted.

Please do not park in the hamlet or on any of the properties' driveways as access is required at all times.

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Plotted Scale - 1:1250. Paper Size - A4

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(65-75) C	(45-55) D
(55-65) E	(35-45) F	(15-25) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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