



Green Meadows Farm
Goonhavern, TR4 9QG







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Situated on the outskirts of Goonhavern, this terraced property presents a rare opportunity for those seeking a project with immense potential. One of the standout features of this property is the generous plot of approximately 15 acres of land, offering a unique canvas for landscaping, gardening, and equestrian pursuits. The presence of several outbuildings, including barns and stables, further enhances the possibilities for this property, whether you envision a hobby farm or simply need extra storage space. The property is being sold with no onward chain, allowing for a smooth and straightforward purchase process. While the house requires complete renovation, it is brimming with potential for those with a vision to transform it into a stunning residence. Situated in a sought-after location, this property is not just a house; it is an opportunity to create a home tailored to your desires. Whether you are looking to invest or seeking a new family abode, this property near Goonhavern is not to be missed. Embrace the chance to make this blank canvas your own in a picturesque setting.



The Mather Partnership, Offices in Helston & Hayle

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Guide price - £450,000

Location

Goonhavern is a peaceful village in Cornwall, just east of Perranporth. Set along the A3075, it has a shop, post office, garden centre, and the New Inn pub. Known for its community spirit, the village hosts a popular horticultural show each July and offers easy access to Cornwall's beaches and countryside.

Accommodation

Conservatory
Entrance hall
Kitchen dining room
Living room
Rear conservatory
Bedroom
Bedroom

Bedroom
Bedroom
Bathroom

Outside

Whilst featuring a good size front garden chiefly laid to lawn, the property benefits from occupying a very generous plot, approaching approx. 15 acres presented as paddocks and open fields. The courtyard provides off road parking for several vehicles, and there is also a good size garage. There are gateways leading to a stable block and a Dutch style barn, as well as further paddock. The property also benefits from a number of out buildings, currently used as storage but offering wonderful potential.

Services

Mains water and electricity. Private drainage. Freehold tenure.

Right of way

We have been informed that the property owns the access lane from the main road, and the neighbouring properties have a legal pedestrian and vehicular access over it.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band- D

What3Words

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Anti Money Laundering Regulations – Purchasers

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

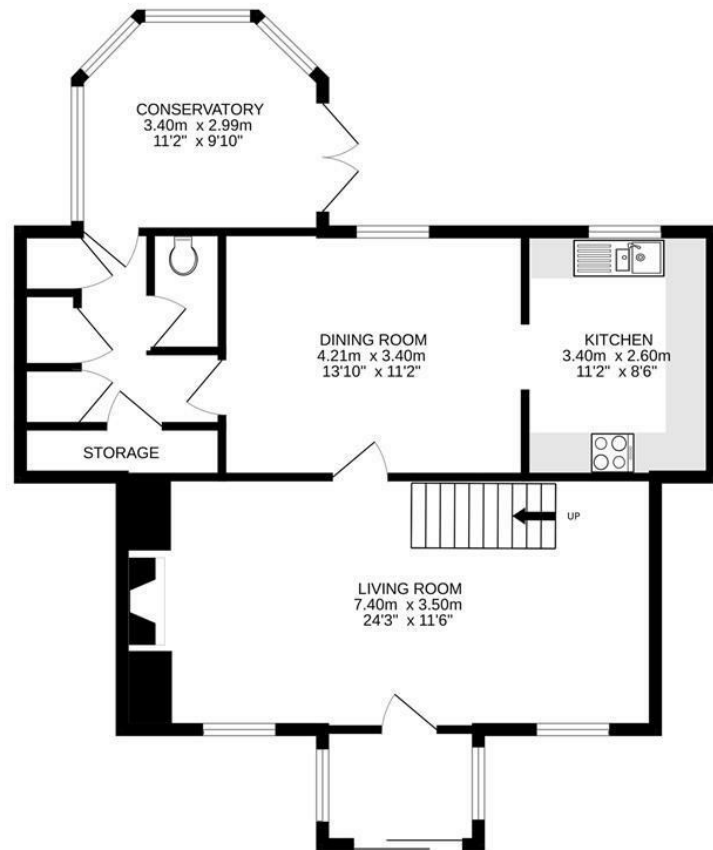
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

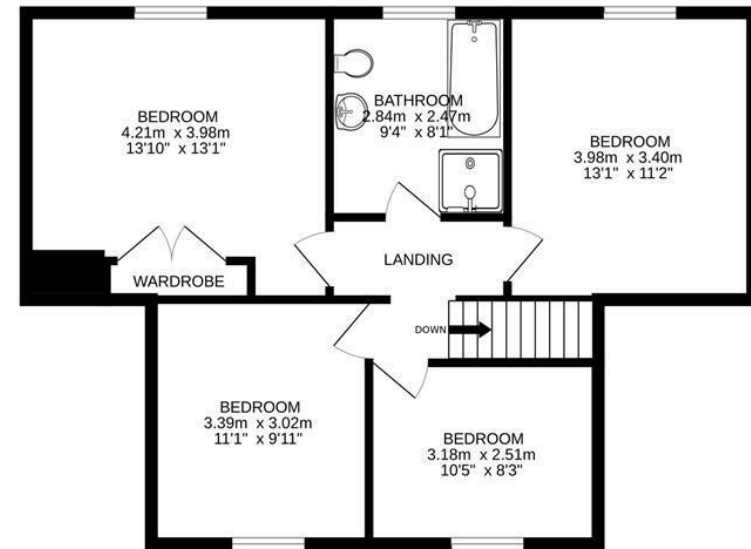
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



This is Not a Boundary Plan
This Image is for Identification Purposes Only