

COWS CRAMP
PRAZE, CAMBORNE

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CUNLIFFE

Cows Cramp, Clowance Wood, Praze, Camborne TR14 0NW

Formerly part of the historic Clowance Estate, a rare and beautiful small-holding comprising a picture-perfect cottage with superb range of outbuildings, all set within almost 27 acres of unspoilt countryside, within just eight miles of the north and south coasts.



- Romantic rural property with timeless charm
- Beautifully recently restored Grade II Listed stone cottage
- Rolling pasture, woodland, orchards, pond and stream
- Spacious detached studio
- Exquisite shepherd's hut
- Agricultural barn and polytunnel
- Solar array with Tesla battery
- Two 7.4Kw car charging points
- Freehold, EPC G, Council Tax Band C
- Main House 1124 sqft, Garage/Studio 758 sqft, Barn 1839 sqft, Poly tunnel 1,408 sqft
- In all about 27 acres







SETTING THE SCENE

Once part of the original Clowance Wood Farm Estate, Cows Cramp enjoys a blissful and secluded location in south west Cornwall, amidst unspoilt countryside between Helston, Hayle and Camborne. This is very much a rural area, yet the property is within eight miles from the foodie fishing village of Porthleven on the south coast and the long sandy surfing beach at Gwithian on the north coast.

There are mainline stations at nearby St.Erth and Camborne including an overnight 'sleeper' service to London Paddington, with Newquay airport offering regular flights to London and many European destinations.

HISTORY

Cows Cramp, located in the parish of Crowan, is a charming Grade II listed cottage dating back to the mid-18th century and forms part of Cornwall’s rich architectural heritage. Formally part of the Clowance estate, the house is arranged in an almost symmetrical two-room plan, with a kitchen and later 'lean-to' addition reflecting its gentle evolution over the centuries.

THE TOUR

Set within approximately 27 acres of idyllic Cornish countryside, Cows Cramp is an unspoilt smallholding in an exceptionally peaceful setting, perfectly positioned within easy reach of both the north and south coasts. With rolling pasture, pockets of woodland, orchards and a river tracing the lower boundary, it offers a rare opportunity to embrace a quieter, more connected way of life.

At its heart sits an exceptionally picturesque Grade II listed two bedroom cottage, accompanied by a detached timber-clad studio and a beautifully crafted shepherd’s hut. Built of traditional stone beneath scantle slate roofs, the wisteria-clad cottage is rich in timeless character and understated beauty.

Inside, the cottage has been sensitively restored and thoughtfully extended through the addition of an oak-framed conservatory. Natural materials consisting of lime washed finishes, exposed stone walling and rich-toned wood flooring, create interiors that feel warm, calm and deeply inviting.

The main living area stretches from the front of the cottage to the rear, and through to the conservatory. There is a wood burner in a huge stone inglenook fireplace. Off this room is a 'snug' sitting room with wood burner, a long 'galley' kitchen and a beautiful bathroom with freestanding bath. On the first floor there are two double bedrooms and a stunning shower room.

Today, Cows Cramp stands as a wonderfully preserved example of the Cornish vernacular, combining architectural heritage with the natural beauty of its remarkable private rural setting.

STEP OUTSIDE

The grounds are every bit as captivating as the landscape that surrounds them. Gently rolling pasture gives way to

wildflower meadows, orchards, fenced paddocks and a picturesque pond, while pockets of enchanting woodland and mature trees create a remarkable sense of privacy and calm. Along the lower boundary, the river meanders quietly through the valley, adding to the peaceful, unspoilt feel of the setting.

Beyond the main house, the grounds also encompass a spacious and beautifully designed detached studio, a shepherd’s hut, a substantial modern agricultural barn and a productive poly tunnel, offering wonderful flexibility and clear potential for a more self-sufficient and sustainable way of life. It is an exceptionally special setting, offering space to slow down, reconnect with nature and embrace a quieter, more considered pace of living.

TENURE

Freehold

SERVICES

Mains electricity. Private water supply and sewage treatment plant. Electric radiators. Fibre broadband.

Please be aware we cannot confirm that all these services comply with current regulations.

DISTANCES (all distances approximate)

Gwithian 6 miles, Porthleven 8 miles, Camborne (Main line station) 5 Miles, Helston - 6 miles, Truro - 21 miles

WHAT3WORDS LOCATION

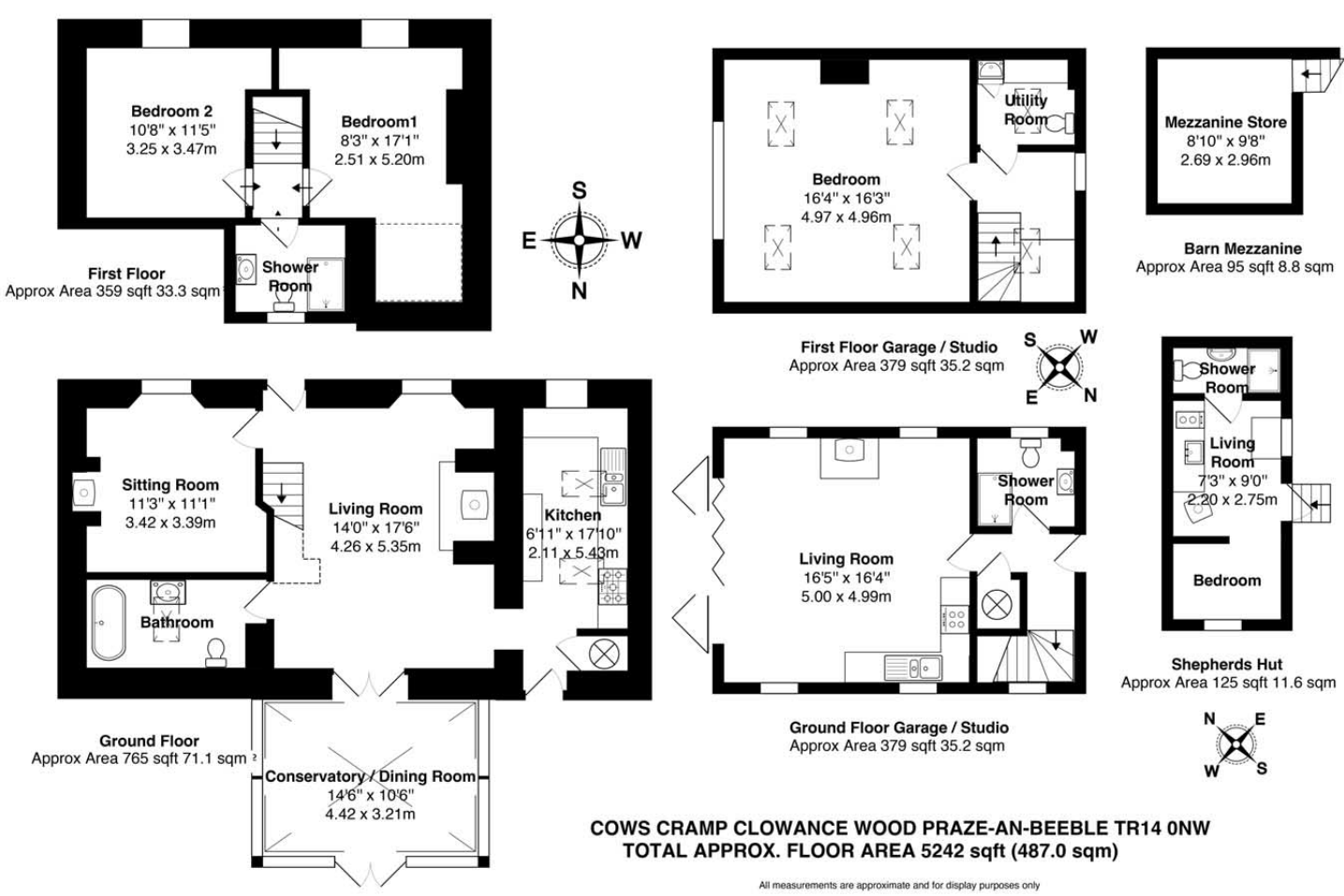
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EPC

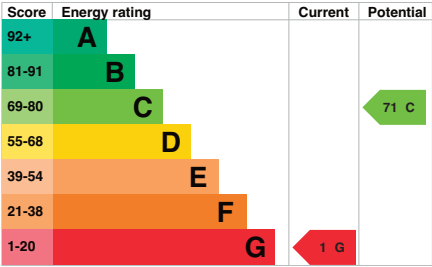
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COUNCIL TAX BAND

C



Main House Total Area- 1124 sqft (104.4sqm)
Garage/ Studio Total Area- 758 sqft (70.4sqm)
Barn Total Area- 1839 sqft (170.8sqm)
Poly-Tunnel Total Area- 1408 sqft (130.8sqm)



ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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