

The Barn



# The Barn

Clowance, Praze, Camborne, TR14 0PT

North Coast 5 Miles - South Coast 7 Miles

Exceptional Grade II listed barn conversion situated within the historic Clowance Estate.

- NO ONWARD CHAIN
- 2 Bedroom Barn Conversion
- Character Property
- Rural Location
- Freehold
- Grade II Listed
- Well Presented
- Gardens
- Ample Parking
- Council Tax Band - Zero Rated

Guide Price £330,000

## SITUATION

Praze-an-Beeble is a highly regarded and well-served village, ideally positioned between the towns of Helston and Camborne. Whilst offering an attractive rural setting, the village provides an impressive range of day-to-day amenities, making it particularly appealing for families and those seeking a balance between countryside living and convenience. Local facilities include a primary school, bakery, village shop, fish and chip shop, traditional public house, doctor's surgery, and a variety of recreational options, all contributing to a strong sense of community. For more comprehensive shopping, leisure, and professional services, the nearby towns of Helston and Camborne are easily accessible by car. Camborne is especially convenient, offering a mainline railway station with direct connections to London Paddington, making it a practical choice for commuters or those travelling further afield. It also provides straightforward access to the A30, the county's principal arterial route, ensuring good connectivity across Cornwall and beyond.

The surrounding area is renowned for its natural beauty, with the dramatic beaches of Cornwall's north coast within easy reach, offering opportunities for surfing, coastal walks, and outdoor pursuits. The location therefore combines the charm of village life with excellent access to both transport links and some of the region's most celebrated coastline.

The property itself forms part of the historic Clowance Estate, a setting rich in heritage and character. It was formerly associated with the St Aubyn family, one of Cornwall's most prominent historic families, whose connection to the estate spans nearly 500 years. This long-standing heritage adds a unique sense of history and distinction to the property, enhancing its appeal within this desirable village setting.



## THE PROPERTY

This exceptional Grade II listed barn conversion has been meticulously maintained and styled, offering a seamless blend of historic character and contemporary comfort. Rich in original features throughout, the property showcases beautifully preserved stonework and traditional details that immediately highlight its heritage and individuality.

The main living accommodation is centred around a spacious open-plan reception area, maximising light, flow, and sociability. This impressive area creates a warm and welcoming environment, with ample room for both relaxation and entertaining. A modern log burner sits at the heart of the living space, providing a cosy focal point that enhances the room's inviting atmosphere, particularly during the colder months. The kitchen is stylishly appointed and well-equipped with a range of integrated appliances, combining practicality with clean, modern design. A breakfast bar offers a relaxed dining option as well as additional workspace, making the kitchen both functional and social in its layout.

Accommodation comprises two generously sized bedrooms, both thoughtfully presented to maintain the property's character while offering comfort and tranquillity. The principal bedroom benefits from the added convenience of a private en-suite shower room, adding a touch of privacy.

Currently operating as a successful holiday let, the property offers excellent versatility. It can continue to generate income as an investment or be enjoyed as a full-time residence, depending on the purchaser's requirements. Being sold with no onward chain further enhances its appeal, allowing for a smooth and uncomplicated purchase.

## OUTSIDE

Externally, the property continues to impress with a substantial, fully enclosed garden. Secure and well-proportioned, this outdoor space provides an ideal setting for al fresco dining, entertaining guests, or simply enjoying the peaceful surroundings in complete privacy. The property enjoys a generously proportioned garden, predominantly laid to lawn and framed by traditional Cornish stone hedging, providing both charm and a strong sense of privacy. A thoughtfully designed decking area offers an ideal space for outdoor seating and entertaining, enhanced by well-stocked planting of flowers and mature shrubs, and finished with contemporary stainless steel and glass balustrading that contrasts elegantly with the historic setting.

To the front, there is ample off-road parking, surfaced in loose stone, allowing for multiple vehicles with ease. Adding further character and historical interest, the garden also incorporates remnants of original walled sections from the former estate, which serve as a distinctive and atmospheric feature, reinforcing the property's rich heritage and unique sense of place.

## VIEWINGS

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

## SERVICES

Mains Water and Electricity  
Private Drainage - Septic Tank (Shared)  
LPG Gas

## DIRECTIONS

From the centre of Praz-an-Beeble, proceed south along the B3303 in the direction of Helston. After approximately half a mile, you will pass the entrance to Clowance Estate. Continue along this road and take the second right-hand turning, signposted for Nan's Cottage. Follow the track, keeping to the right as it bends, and continue until you reach the end. The barn will be clearly identifiable ahead on the left-hand side at the termination of the lane.

What3words ///hike.health.shunted



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.



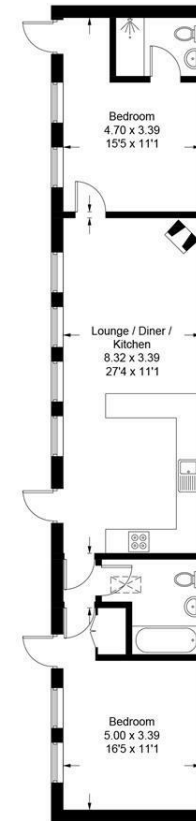
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1292992)



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