



Gew Farm Buildings





# Gew Farm Buildings

Prospidnick, Helston, Cornwall, TR13 0RY

Helston 4 miles Camborne Station 7 miles A30(T) 8 miles

On the edge of a popular rural hamlet, a well-presented equestrian and/or small-holding with land

- 2 Bedroom Residence
- Yard providing Multiple Parking
- Views
- Private Bore Hole Water Supply
- Freehold
- Stable & Hay Store
- Adjoining Pasture Field
- Garden
- Total about 3 Acres
- Council Tax Band D (Currently Under Review)

Guide Price £465,000

## SITUATION

Gew Farm Buildings is situated in a sought after rural area on the edge of the attractive hamlet of Prospidnick, being formerly part of the renowned local country estate of Trevarno. Prospidnick sits amidst attractive countryside, yet benefits from good communication links with the A30(T) about 8 miles to the north where, at Camborne, there is a station on the London Paddington line. Porthleven, with its historic harbour and array of restaurants, is about 5 miles to the south.

The area is well known for its myriad of countryside walks and, for the equestrian enthusiast, hacking. These are supplemented by further walks including many National Trust walks on The Lizard Peninsula, the Southwest Coastal Footpath and the Godolphin Estate. Praa Sands with its recreational beach is about 7 miles to the south-west.

## DESCRIPTION

### The Approach

The approach is to an expansive stone chipped yard area for multiple parking and from which there is access via a gate to a stone chipped path which leads down to the residence.





### **The Converted Barn**

Gew Farm Buildings presents a fine detached single storey cavity block converted barn in a good edge-of-hamlet position and which enjoys fine landscape views to the south-east, south and south-west.

An opaque part glazed door opens to a fine vaulted open-plan Kitchen, Dining and Living Room. This room is light and airy with triple aspect and Velux windows. The kitchen area includes a range of base level matching units with wood effect worktop and splashback tiling over and inset ceramic single drainer sink unit with flexi-mixer tap, electric fan assisted oven and grill with four rings and extractor hood over, space for freestanding refrigerator freezer and exposed floorboards.

Off is a Passageway from which there are doors to two good Double Bedrooms and a Bathroom with P-shaped panelled bath with screen and rainshower over, splashback tiling, modern vanity washbasin, wc and boiler cupboard with plumbing and space for washing machine.

### **The Garden and Grounds**

To the south and south-west of the dwelling is a fully fenced enclosed dog-friendly garden area with Garden Store. Adjacent, and approached from the northern gable end, a separate high fenced enclosed stone chipped, low maintenance seating and storage area.

To the west of the residence is an expansive fenced and hedged grass area suitable for recreational use.

### **The Stable Yard**

Adjacent to the expansive yard area is a purpose built timber Stable with adjoining part open Hay Store.

### **The Land**

Approached either directly from the yard, or over a right of way along an adjacent stone track, is a fine pasture field, the top of which enjoys panoramic country views of the area.

### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### **DIRECTIONS**

From Helston take the A394 towards Penzance. At the top of the hill, turn right by the garage onto the B3303 and drive for about a mile before turning right onto the B3303 towards Camborne. Drive through Crowntown and towards the outskirts turn right to Prospidnick. Drive for about ½ mile passing the Methodist Chapel and under the bridge before bearing left (straight on). After about 70 yards, the entrance to Gew Farm Buildings Yard will be seen directly to the front (where the road bears sharply to the left).

### **SERVICES**

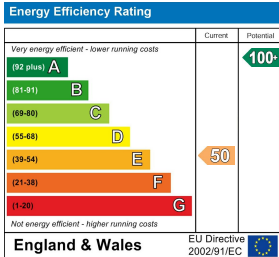
Private bore hole water supply. Mains electricity connected. Shared private drainage system. Bottled gas central heating. Fibre Broadband available. Mobile coverage indoors – 02 variable. Outdoors – EE, Three good and 02 and Vodafone variable (Ofcom).

### **TITLE DEEDS**

Please note that there are some covenants on the title deeds.



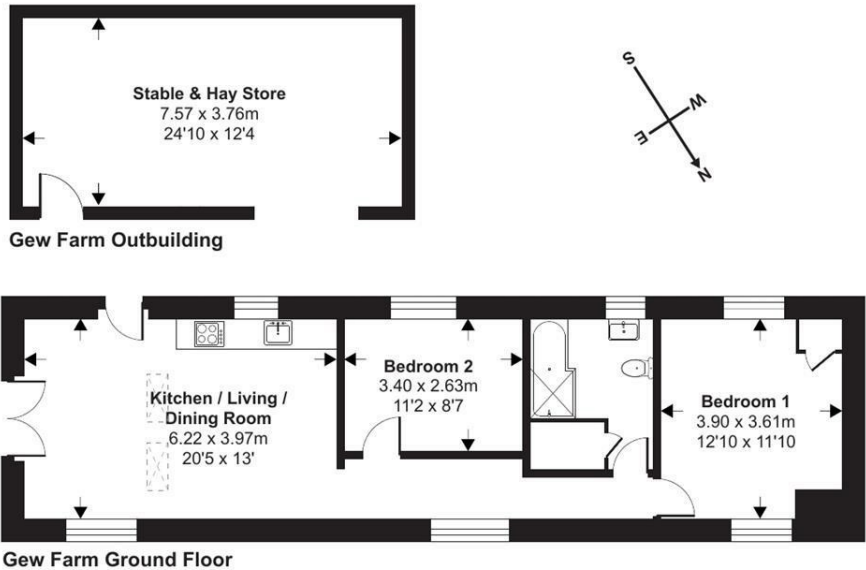
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Gew Farm Ground Floor = 701 sq ft / 65.1 sq m  
Gew Farm Outbuilding = 306 sq ft / 28.4 sq m  
Total = 1007 sq ft / 93.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1158345