



The Stables, Gummows Shop, Newquay, TR8 4PP

david ball
Agencies

An exceptional and immaculately presented equestrian facility set within approximately 6.8 acres of level, free draining land. This beautifully designed yard offers a high-quality stable block, impressive sand school and extensive hardstanding, all perfectly positioned for effortless access to the A30 and leading local equestrian centres. A rare opportunity to acquire a turnkey working yard.

Guide Price £300,000 Freehold

Equestrian Facilities

Exceptional Equestrian Facility | TR8 4PP | 6.8 Acres | Purpose-Built Yard | Sand School | Excellent Road Access

A superbly laid out and well-established equestrian facility set in approximately 6.8 acres, including 6.0 acres of level, free-draining grazing land, ideally suited to private or professional equestrian use. Conveniently located just 5 minutes from the A30 and 2.3 miles from Knightswood Equestrian Centre, offering excellent accessibility while retaining a peaceful rural setting.

The property benefits from a U-shaped timber stable block constructed by Blackdown Buildings, arranged around a concrete yard with post and rail fencing. Access is via a double-gated driveway with extensive hardstanding, providing ample parking and turning for HGV horse lorries and trailers.





Stable Block Comprising:

Feed Room

Tack Room

6 Stables

Barn & Storage:

Open-fronted barn, large enough to accommodate a 7.5-ton horsebox and trailer

Adjoining locked storage shed with:

Electric roller shutter door

Mezzanine floor

Rear workbench area

Additional Features:

Hyundai 10kW diesel generator

Mains water supply

Outdoor Arena

25m x 40m sand school

Post and rail fenced

Surface comprises Padstow Sea Sand with Flexi-Ride top

provided by Equestrian Direct Surfaces in September 2019

Land

Approximately 6.8 acres in total

Around 6.0 acres of good quality, level, well-draining grazing

Well suited for year-round use

Location

5 minutes to the A30

2.3 miles from Knightswood Equestrian Centre

Ideal for competition, training or private use with excellent transport links

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The standards, summarized in Table 4, are:
Tables Area = $1161 \text{ sq ft} / 1078 \text{ sq m}$
Bar Areas = $1066 \text{ sq ft} / 99.0 \text{ sq m}$
Barn Areas = $1064 \text{ sq ft} / 1000.0 \text{ sq m}$
Total Areas = $12991 \text{ sq ft} - 12068 \text{ sq m}$

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