



## Gweek

A character barn conversion with stables and fields  
Equestrian holding with around 7 acres  
Open plan lounge/diner, kitchen and utility room  
Three double bedrooms (principal en-suite)  
Four piece family bathroom/wc combined  
Wholly owned solar panels, natural water source  
Patio and lawned gardens to the rear  
Own driveway with ample parking for a number of vehicles  
Concrete hardstanding, stabling for 6 horses  
Idyllic, rural location close to the village of Gweek

**Guide £850,000** freehold

**ENERGY EFFICIENCY RATING BAND C**

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REF: SK7169

If you are looking for a character barn conversion with fields and stabling and set within an idyllic, peaceful rolling countryside location, then this is the one for you!

The property that was converted only 9 years ago to a very high standard is located at the end of a country lane and is one of only three properties that all enjoy their own driveway parking facilities. The barn is set in a superb, tranquil country location close to the village of Gweek and has pleasing granite stone and tile hung elevations complemented by wood framed double glazed windows and wood panelled doors plus wholly owned solar panels that are discretely installed to the side of the building. There is also a natural water supply that is pumped up to the barn.

The property offers versatile accommodation comprising; open portico to front door, open plan lounge/diner and fitted kitchen plus a spacious utility and cloakroom to the ground floor. To the first floor there is a spacious landing area with doors off to the three double bedrooms (principal en-suite) and a family four piece bathroom. To the outside of the property there is a large driveway with ample parking and turning facilities for a number of large vehicles plus a gated concrete area that gives access to the stables and in turn leads to the adjoining fields. There is a paved path/patio adjacent the side and rear of the property where you can 'step down' to an area of lawn surrounded by mature trees.

The village of Gweek is well served with a range of everyday facilities including a convenience store, the Black Swan public house and restaurant, boat yard, Gweek Seal Sanctuary and a village hall. The historic borough town of Helston, the home of the 'Furry Dance' is nearby and offers a more comprehensive range of facilities including shops, schools, supermarkets, sporting and leisure facilities.

***As the vendors sole agents, we highly recommend an early appointment to view.***

***Why not call for your personal viewing today?***

#### **THE ACCOMMODATION COMPRISES:**

Accessed via a portico to the hardwood front door giving access to:

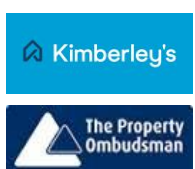
#### **OPEN PLAN LOUNGE/DINER, KITCHEN**

##### **LOUNGE 5.56m (18'3") x 5.56m (18'3")**

Feature open inglenook fireplace with granite lintel and inset wood burning stove on a grey slate hearth, dual aspect wood framed double glazed windows with slate sills enjoying delightful views across your fields to the rear and side of the property, wood framed fully glazed door to the rear elevation, TV aerial point, inset ceiling spotlights, ceramic tiled flooring, under stairs storage cupboard providing ample storage and having coat hooks, open to:



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



### ***KITCHEN 4.47m (14'8") x 4.42m (14'6")***

Fitted with a comprehensive range of dark grey gloss wall and base units with stone effect work surfaces over, inset ceramic single drainer sink with chrome mixer tap, space for range style electric cooker with splashback and extractor canopy over, integrated dishwasher, microwave and refrigerator/freezer, wood framed double glazed window to the rear elevation, inset ceiling spotlights, ceramic tiled flooring.



### ***FROM KITCHEN, DOOR TO:***

### ***UTILITY ROOM 5.71m (18'9") x 3.68m (12'1") measured to walls.***

Fitted with a range of white units incorporating a single drainer stainless steel sink unit with chrome mixer tap, coat hooks, plumbing for automatic washing machine, inset ceiling spotlights, ceramic tiled flooring, wooden door to the front elevation, internal door to:

### ***CLOAKROOM***

Comprising a matching white suite with low level flush wc, wash hand basin with stainless steel mixer tap set on a wood effect vanity unit, extractor fan, inset ceiling spotlight, ceramic tiled flooring.

### ***DOOR FROM KITCHEN TO STAIRCASE THAT LEADS TO THE FIRST FLOOR LANDING***

### ***LANDING 6.81m (22'4") x 2.13m (7'0") approximate measurements to include airing cupboard.***

A spacious landing with a small wood framed double glazed window to the front with roller blind and slate sill, inset ceiling spotlights, airing cupboard with water tank and slatted shelf, wood doors to all principal rooms.

### ***BEDROOM ONE 5.56m (18'3") x 3.63m (11'11") measured to walls and including fitted storage.***

Partly sloped ceiling, wood framed double glazed picture window to the side with a pleasant outlook over rolling fields, Velux window, built-in storage along one wall providing a closet with hanging rail, shelving and enclosed by full length curtains, door to:





### **EN-SUITE SHOWER ROOM 3.33m (10'11") x 1.35m (4'5")**

Having a shower cubicle with water resistant panelling, chrome shower with traditional and drench head, low level flush wc, china wash hand basin with stainless steel mixer tap set on a white vanity unit providing storage below, water resistant splash back above, towel rail radiator, extractor fan, fitted carpet.

### **FAMILY BATHROOM 3.33m (10'11") x 1.96m (6'5")**

A spacious bathroom fitted with a white suite comprising, panelled bath with chrome mixer tap and water resistant panelling, separate shower cubicle with water resistant panelling, chrome shower with traditional and drench head, china wash hand basin set on a white vanity unit with cupboards below, low level flush wc, towel rail radiator, spotlight, extractor fan, Velux window, carpet.

### **BEDROOM TWO 5.56m (18'3") x 3.63m (11'11") measured to walls and including fitted storage.**

Built-in storage along one wall providing a closet with hanging rail, shelving and enclosed by full length curtains, Velux window, inset ceiling spotlights, ample power points, carpet.



### **BEDROOM THREE 3.33m (10'11") x 3.28m (10'9")**

With Velux window, spotlights, access to loft space, multiple power points, carpet.



### **OUTSIDE**

To the front of the property there is a concrete and gravelled driveway providing ample parking and turning facilities with space for a number of large vehicles. To the side and rear of the property there is a paved pathway that drops down to the lawned garden enclosed by mature trees. From the driveway a gate takes you down to the concrete hardstanding where you will find the stable block. In turn a further gate take you through to the fields directly in front of you.

### LAND

There are two large fields which are accessed from the stable yard, both are gated and enclosed by Cornish stone hedging and having their own water supply. The fields are interconnecting and measure 3.87 and 3.06 acres respectively.

### WOODLAND

Adjacent to the property there is a delightful area of an ancient woodland, with its own natural spring and this measures 1.02 acres.

**STABLES** A block of 6 timber loose boxes sits across the concrete driveway by the house.



**TENURE** Freehold

### SERVICES

Mains electricity. Private drainage, septic tank and natural water source. Water charges are currently £5.00 per week.

**COUNCIL TAX** Band E.

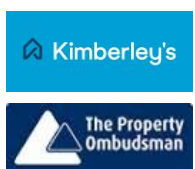
### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





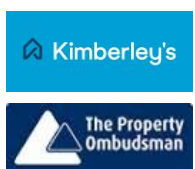
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