



Barn at Greenbank Farm  
Ashton, Helston

LODGE & THOMAS

ESTABLISHED 1892

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## Greenbank Barn

Tresowes Hill, Ashton, Helston,  
Cornwall TR13 9SZ

### Guide Price £230,000 Freehold

This is an exciting opportunity to purchase a detached stone barn with full planning consent for conversion, to provide a rural three bedroom residence in an elevated position, with attractive coastal views towards Mounts Bay.

#### Situation

Greenbank Barn is situated between the hamlets of Bal West and Tresowes Green benefiting from superb coastal and sea views. Local facilities are available at the village of Ashton, Rosudgeon and the lively coastal resort of Praa Sands; whilst the old market town of Helston and Penzance to the east and west provide a wide range of retail and professional services along with many medical, leisure facilities and national transport links. The barn also has Tregonning Hill on its doorstep offering plentiful walks and breathtaking views.

#### Planning

A renewed planning consent for the conversion of the barn to a residential dwelling was granted on the 10/03/2023, planning reference No PA22/11349. The proposed accommodation provides: kitchen, dining space, cloakroom, living room and master bedroom with sea views, two further bedrooms, one en-suite and family bathroom.

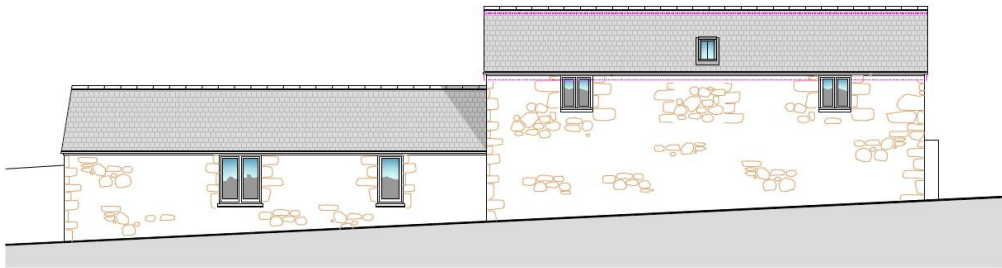
Within the plot there is a stone outhouse, to be restored as part of the planning conditions. This has great potential to be turned into a garden room, studio space, or an additional laundry/storage space.

The barn is situated on the edge of a former farmyard and has a private entrance point off the Council highway. Outside benefits from space for car parking and a garden with extensive views to the south, over the surrounding countryside towards Mounts Bay.





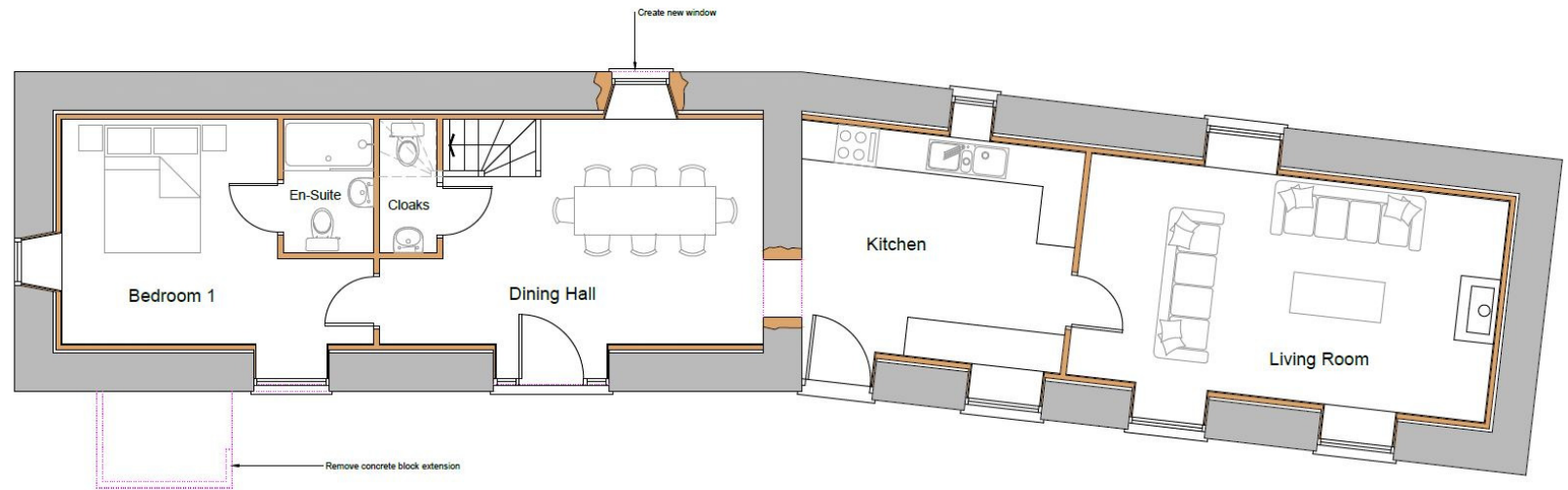
North West Elevation 1 : 100



South East Elevation 1 : 100



First Floor Layout 1 : 50



Ground Floor Layout 1 : 50





**Proposed Services:** Mains electricity, mains water (subject to South West Water connection charge) and private drainage.

**Agent's Note:** The purchaser is obligated to erect a new physical boundary between the points A through to B and C as shown on the attached plan, for identification purposes only and marked on the ground by a temporary post and string fence.

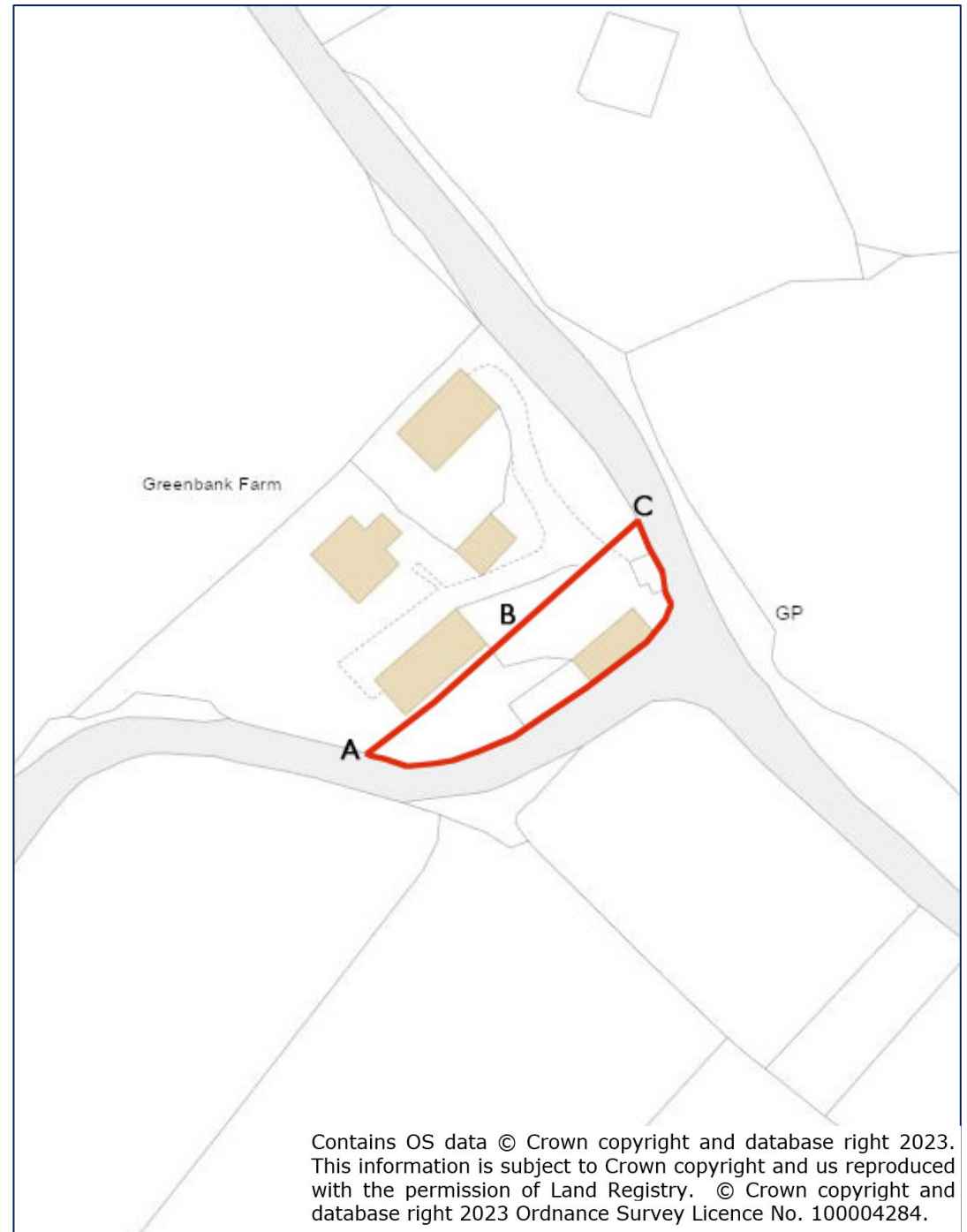
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas 01872 272722.

**Directions:** From Helston take the A294 westward towards Penzance. Drive to and through the village of Breage and continue onto Ashton. Shortly after the Lion & Lamb public house turn right into Higher Lane and follow the lane up the hill and around to the left. Without deviation follow the road and the entrance to the barn will be found on the left hand side on the junction to Tresowes and the barn will be identified by a Lodge & Thomas for sale board.

**what3words**///alpha.cautious.notched



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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY

[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)

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