



Greenbank Farmhouse
Ashton, Helston

LODGE & THOMAS
ESTABLISHED 1892

Greenbank Farm

Tresowes Hill, Ashton,
Helston, Cornwall TR13 9SZ

- Five bed traditional farmhouse
- Incredible countryside & coastal views
- Renovation required
- Available by separate negotiation - Modern Barn 45' x 30' with development potential, subject to consents
- In all about 0.34 acres

Guide Price - £450,000 Freehold

Occupying a commanding position, this substantial five bedroom traditional stone farmhouse faces south-west and enjoys incredible countryside and coastal views. Now requiring renovation, this handsome rural property has been in the same family ownership for three generations. Incredible countryside and coastal views, together with modern agricultural building.

The Property

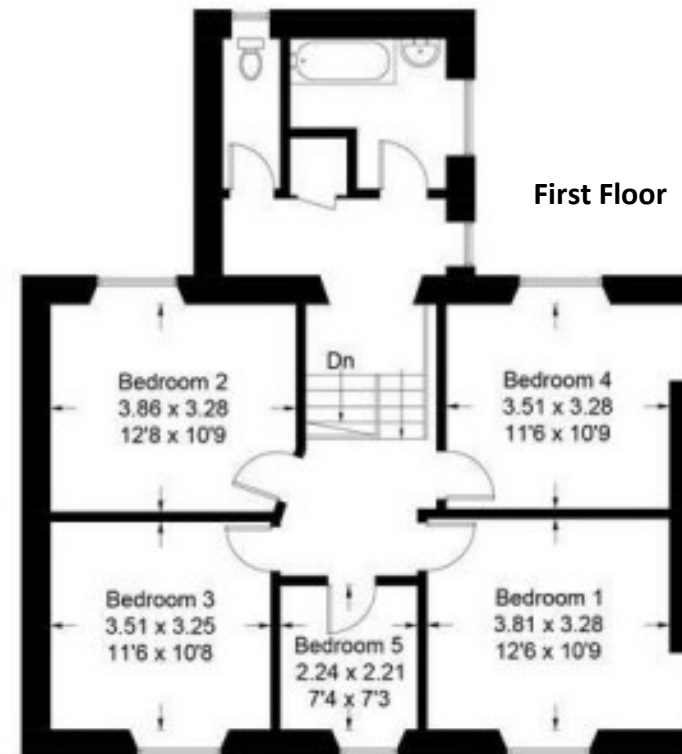
Greenbank Farm now requires renovation and benefits from a handsome cut-stone mellow granite façade beneath a steeply pitched roof with brick chimney stacks. The property had majority uPVC double glazing and is complemented by a generous lawn area to the front with entrance drive leading from the Council road.



The well-proportioned accommodation is arranged over two storeys with entrance hallway, three good reception rooms, kitchen, utility room and separate wc on the ground floor, with five bedrooms at first floor level, together with landing, bathroom, separate wc and store room. Ceiling heights are generous and many rooms enjoy the captivating views.

To the front of the property there is an expansive lawn contained partially by a Cornish hedge and a path surrounds the property and gives access to a shed to the rear. A vehicular parking area lies to the side of the house.

In all about 0.21 acres. Available by separate negotiation - a modern agricultural outbuilding measures 45ft x 30ft and is of block and timber construction and may well have possibilities for residential conversion under Class Q, subject to the necessary consents.





Situation

This appealing country property is ideally located for easy access to many of south Cornwall's major towns and amenities. Being just 1 mile off the A394 Helston to Penzance road, the villages of Godolphin, Ashton and Breage are all within 1½ mile radius, with the latter having a busy Post Office/store and popular public house. This quiet location is central for a number of picturesque beaches including Prussia Cove, Perran Sands, Praa Sands, Kenneggy Sands and Porthleven Sands, all within a 15 minute drive. The historic market town of Helston, famous for its annual Flora Day is approximately 6 miles away. The County town and Cathedral City of Truro lies about 23 miles away and offers the County's leading administrative, retail and schooling facilities, together with the newly renovated Hall for Cornwall theatre.

Services: Mains Water and Electricity connected. Private drainage. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: C **EPC:** G

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. An access will be required through the main gate to the modern adjacent barn.

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. Telephone 01872 272722

Directions: From Helston take the A394 towards Penzance and drive through the village of Breage, and continue on to Ashton. Shortly after the Lion & Lamb pub turn right into Higher Lane and drive up the hill for about 1 mile whereupon the property will be found and the gated access is to the front.

what3words///snuggle.revamped.bland

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