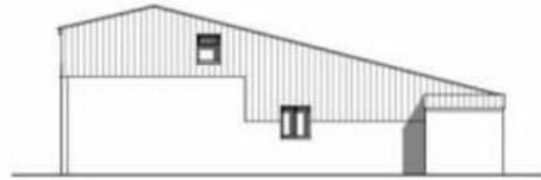






South Elevation



East Elevation



North Elevation



West Elevation

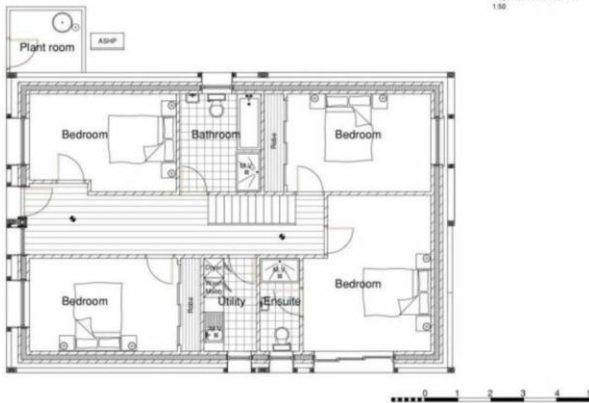
Unique Greenfield Site for Barn Conversion Project

Positioned above the charming village of Gweek, this site offers a delightful blend of rural tranquillity and vibrant community life. Gweek boasts a thriving village shop and a renowned boatyard, making it a hub for both locals and visitors. The village's picturesque setting along the Helford River adds to its appeal, providing opportunities for boating and exploring the scenic waterways. This ideal location combines the best of peaceful countryside living with convenient access to essential amenities and recreational activities.

Stunning Views: Enjoy uninterrupted vistas across the Lizard Peninsula and distant sea views towards Church Cove. The proposed design includes a triple glass aspect, full-length reception room offering views.

Prime Location: Situated just 30 meters from a quiet single-track council road, yet only a 3-minute drive from the main Truro-Penzance A394 road. The nearest neighbours are approximately 600 meters away, ensuring exceptional privacy.

Additional Land Available: The site is available directly from the owner, who can offer adjacent land suitable for gardens and additional privacy.



Planning Consent: Class Q for former agricultural buildings. Currently designed as a four-bedroom layout, there is potential for an amendment to include a fifth bedroom or office and extra height on the upper floor.

Ideal Location: A chance to create a dream home with immense privacy and excellent local amenities in a highly desirable region. The area boasts an award-winning primary school, a village cricket team, sailing on the Helford River, horse riding, shooting, numerous sports clubs, and rugby.

Convenient Access: Gweek Harbour / Helford River moorings are just 5 minutes away. Truro is 20-25 minutes, Falmouth 15 minutes, Helston 10 minutes, and Redruth rail station 20 minutes away, with direct trains to London and the North.

Vendor advises that there is Class Q planning consent, details of which can be found on Cornwall Council Website reference: PA24/02436

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.







10 Southernhay West, Exeter, Devon,
EX1 1JG

www.smartestateagent.co.uk
exeter@smartestateagent.co.uk
01392 905 906

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