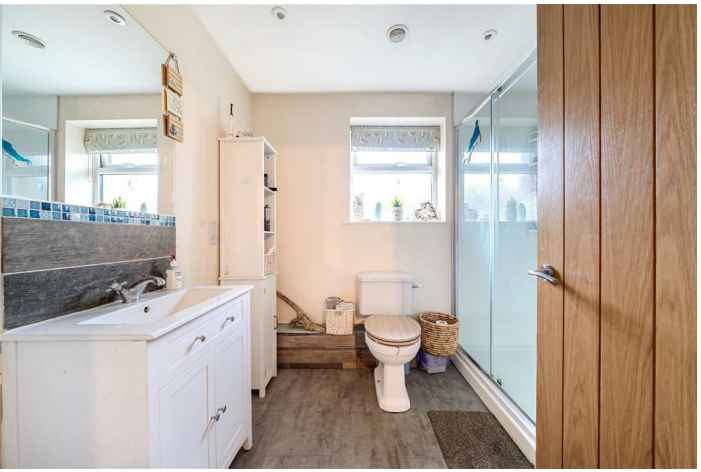
The Swallows Clowance Wood

Praze, TR14 0NW



The Swallows Clowance Wood Praze, TR14 0NW

Very Motivated Vendor – Keen to Move!

Set amidst peaceful countryside, The Swallows offers an exceptional opportunity for equestrian enthusiasts and those yearning for a rural lifestyle. This charming property features a circa 2 acre paddock, a spacious field shelter, and a versatile agricultural barn, providing the perfect blend of functionality and country charm.

Ideal for horse lovers or anyone seeking a more sustainable “Good Life” way of living, the property’s expansive paddock offers ample grazing space for horses or other animals. The well maintained, fully post and rail fenced paddocks and a solid field shelter ensure your equine companions are safe and comfortable year round.

The substantial agricultural barn adds further practicality, offering generous space for hay, feed, and equipment storage, with potential for a variety of uses.

Combining natural beauty with outstanding equestrian facilities, The Swallows presents a rare opportunity to embrace countryside living at its finest. Don’t miss your chance to make this equestrian haven your own with a very motivated vendor ready to move, now is the perfect time to act.

MATHER PARTNERSHIP

The Mather Partnership, Offices in Helston & Hayle

Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price - £739,900

Location
As part of the original Clowance Wood Farm Estate this property enjoys a tucked away yet wonderfully central location between the villages of Leedstown and Praze, close to Clowance. To the East is the nearby market town of Helston widely regarded as the gateway to the Lizard Peninsula. A southerly direction will take you through nearby, Townshend, Marazion and Penzance, where your journey could end at lovely Land's End. Whilst to the west lies Hayle, St Ives and the spectacular North Coast famed for it's surf conditions. Leedstown offers a primary school and traditional public house, with nearby Townshend benefitting from an excellent and well stocked farm shop. There are a plethora of lovely rural walks in the area including nearby Crenver Grove with the property also being near to the historic Godolphin Estate with acres of land and a host of pretty walks and the site where the first episode of Poldark was filmed.

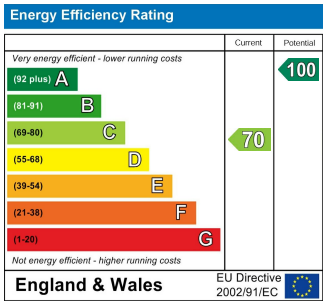
Accommodation
Entrance Hall
Kitchen/Living room 10.36m x 5.26m
Conservatory 4.57m x 2.84m
Utility Room
Bedroom 1 4.42m x 4.01m (maximum)
Ensuite
Bedroom 2 3.99m x 3.20m
Bedroom 3 3.68m x 3.48m
Family Bathroom

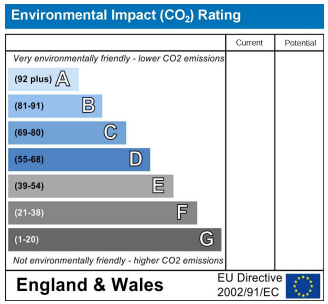
Outside
Arrive at the property via a private driveway passing the land with plentiful parking space for cars or larger vehicles. A substantial pair of timber gates offer access to the house, gardens, yard and barn. Ensuring that this area is safe and secure for livestock, pets and children.
The grazing land extends to approximately two acres and is currently practically divided into approximately two one acre paddocks with a field shelter. Immediately surrounding the property itself are the gardens and generous patio area, beyond this is the yard and large agricultural style barn offering three stables, a corral area and plenty of storage. From the gardens can be enjoyed far reaching rural views.

Planning Permission
Our client has informed us that the property has lapsed planning permission found under the number PA22/02122.

Agents Note
Please be aware that a public footpath passes through the curtilidge of this property. This has been fenced and

THE
SWALLOWS
BARN


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
100
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

signposted in accordance with regulations and passes between the property and the land outside of the main gates to the house and the enclosed paddocks so not directly affecting either the property or land.
Please note the measurements have been provided by our client.

Services
Mains electricity and water, private drainage by way of a sewage treatment plant. Oil fired central heating.

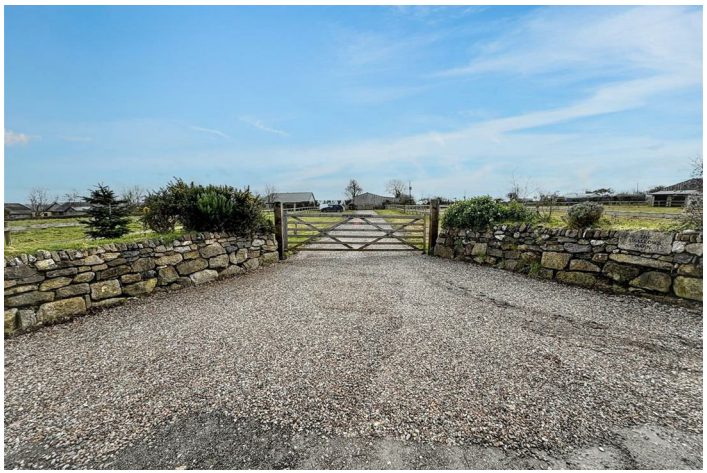
Council Tax Band- D

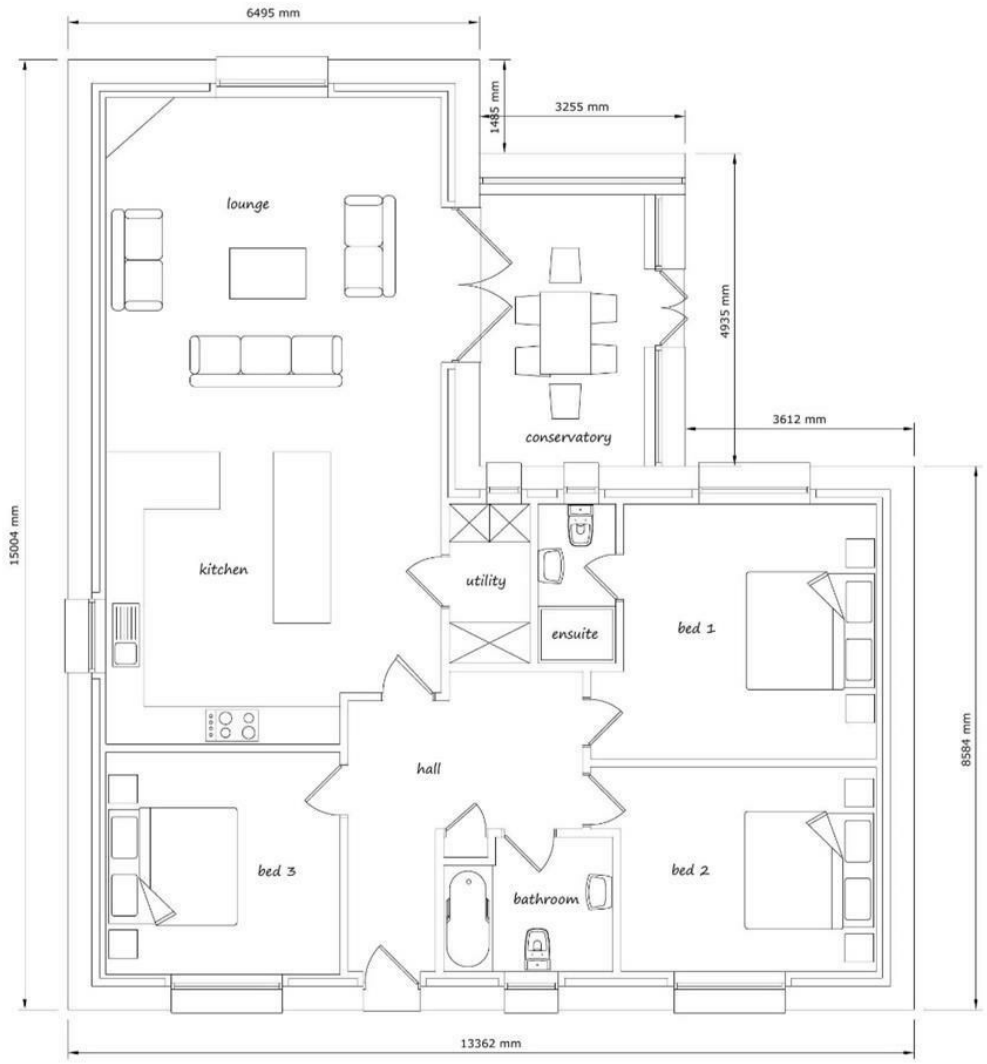
Anti Money Laundering Regulations – Purchasers
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage
To check the broadband coverage for this property please visit https://www.openreach.com/fibre-broadband. To check mobile phone coverage please visit https://checker.ofcom.org.uk/

What3Words
///conqueror.benched.occupiers





Floor Plan

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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