



Wheal Vrose,  
Crownstown, Helston

LODGE & THOMAS  
ESTABLISHED 1892

**Wheal Vrose,**  
Crownstown, Helston, Cornwall TR13 0AA

**Guide Price - £400,000 Freehold**

***'Far from the Madding Crowd'***

- Detached Cottage with adjoining outbuildings
- 2/3 bedroom accommodation
- 14 acres of land within a ring fence
- Far reaching panoramic countryside views
- Requiring complete renovations

*A detached country cottage with adjoining outbuildings, requiring complete renovation in an elevated position off the beaten track, enjoying panoramic countryside views. The property is set in grounds extending to approximately 14 acres and lies within easy reach of the old market town of Helston and the south Cornish coast.*

#### **Location**

Wheal Vrose Cottage lies in a truly rural position surrounded by farmland and lies approximately 1 mile from the village of Crownstown, some 3.5 miles from the old market town of Helston, famed for its Furry Dance and boasts a wide range of retail and professional, health and leisure facilities.

The scenic Lizard Peninsula, renowned for its extensive coastal walks, rugged coastline and sheltered coves and beaches, are within easy reach. For the equestrian enthusiasts there is direct riding out via the bridlepath onto many quiet country lanes and tracks within the area.



## The Property

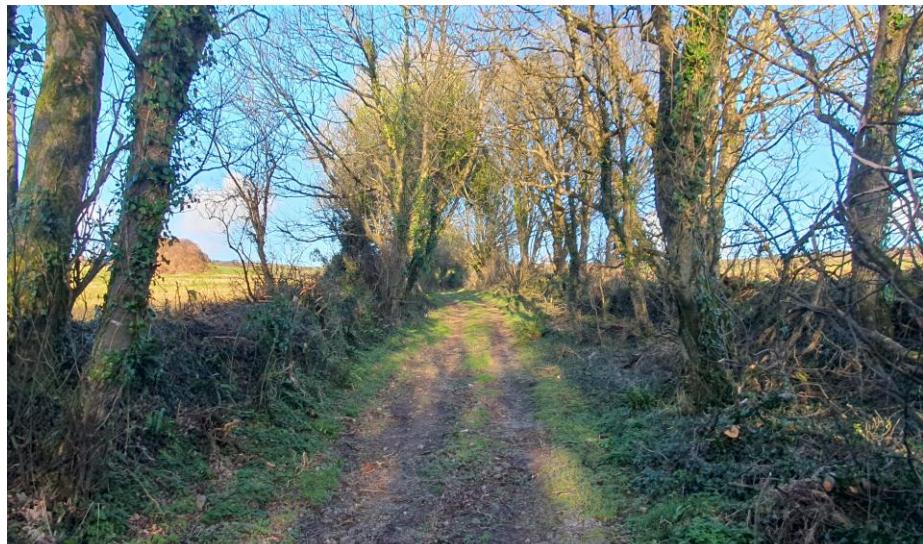
A detached traditional cottage of stone elevations under a pitched roof with adjoining single storey barn and stables, requiring complete renovation throughout.

Wheal Vrose is entered via a porch into the breakfast room with solid fuel stove and window seat to the front elevation with access to the galley style kitchen; matching range of worktops, plumbing for a washing machine; sitting room leading to a bathroom with bath, shower and wc; turning cottage style stairwell to the first floor with two double bedrooms to the front elevation and box room/ bedroom 3 to the rear with restricted headroom.

The property benefits from beam ceilings, partial PVC double glazing and cottage style gardens to the front. It lends itself to be extended into the adjoining barns, or alternatively a replacement dwelling, subject to planning.

Lying in an elevated position with a south-westerly aspect, the property enjoys panoramic far-reaching views of the surrounding countryside, to include, the south Cornish coastline, Tregonning Hill, Godolphin Hill and the West Penwith hills above St Ives. .

The property is accessed, via a right of way, off an unmade track from a council no through road.



## The Land

The grounds extend in all to 14.03 acres (5.69 hectares) or thereabouts, and the land is divided into manageable enclosures with an area of croft land.

The land would be suitable for grazing of livestock, horses and is bounded mainly by traditional Cornish hedge banks.

The unproductive croft land lends itself as a wildlife habitat, attracting much flora and fauna. At the top of the grounds lies a Logan Rock, a naturally balanced large boulder.

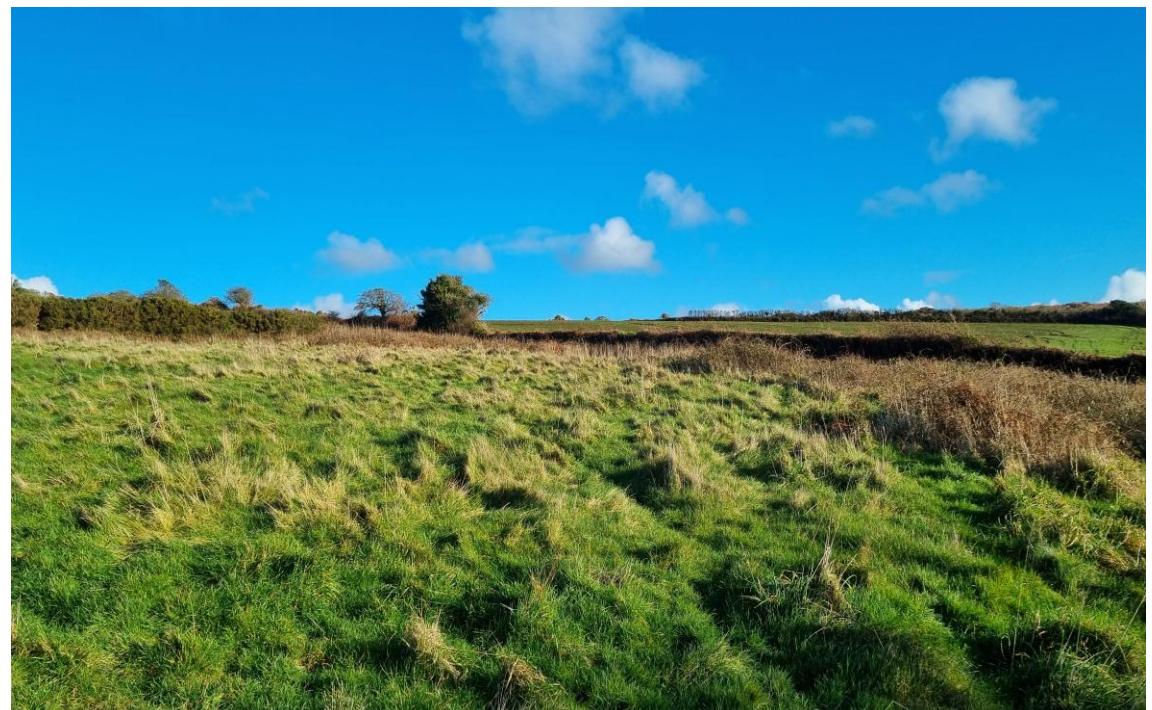
**Agents Note:** Mining. The property is located within a former mining district. A recent walkover mining survey of the property has been undertaken which concluded *'there appears to be no obvious evidence that the property has been affected by subsidence, and/or significant settlement related effects.'* The mining report can be made available to interested parties after a viewing.

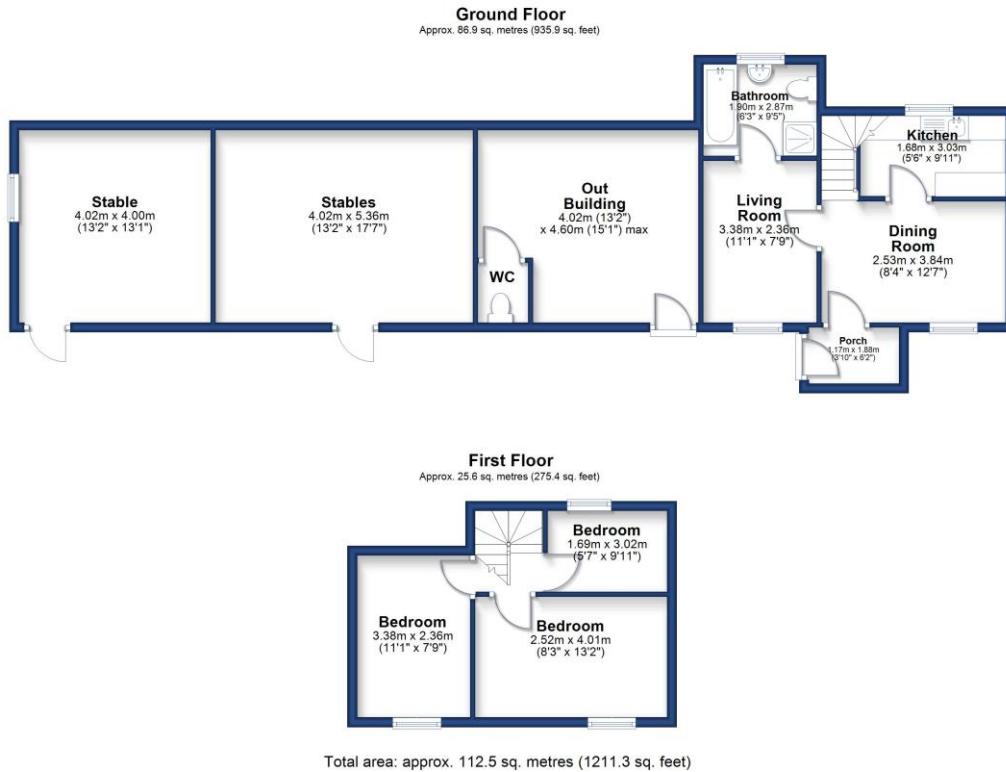
## EPC G Council Tax Band C

**Services:** Mains electric, private water and private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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

**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.





## Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From Helston, take the A394 towards Penzance and at the top of the hill, turn right by Chris Nicholls Motors onto the Hayle road. Follow this road without deviation for approximately 1 mile, turning right to Crowsdown signposted for Camborne. Drive through Crowsdown and take the second right onto to the no through road and follow this lane to the very end. At the end of the no through road turn left and drive under the old railway bridge (please note restricted access – maximum width 2.5m wide x 4.4m high) and the property will be found at the end of the track. Please note, the access track to the property is really only suitable for 4x4 or SUVs.

**what3words**///pollution.motivate.evoked



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