

Lower Balwest Farm



Located on a smallholding in West Cornwall; we are situated a mile and a half inland, midway between St Michael's Mount and Porthleven, on the SW slopes of Tregonning Hill - a granite hill of moorland and small fields overlooking Mount's Bay. It is a five minute drive to the south coast at Praa Sands, Rinsey Cove and Prussia Cove. From the farm there are wonderful views across the fields to the sea at Mount's Bay and also glimpses of the sea on the north coast by Hayle and St Ives.

We are perfectly placed to explore West Cornwall, from Falmouth and the Lizard to Lands End on the south coast and also Zennor, St Ives, Godrevy and St Agnes on the north coast – all are within a half hour drive at most.

We welcome children and dogs. There is a field to play in and even in the busiest summer months the farm is a peaceful retreat at the end of the day.

The Caravan

We have only one caravan next to the paddock and barn. It has lovely views over the fields to the sea both from inside the caravan and when sitting outside in your private garden area. The caravan is a 32ft 'mobile' home with two bedrooms and a small 'bathroom'. It is not ultra modern but it is well equipped and comfortable and is fine for those who like to 'camp' but want a bit more comfort and protection. It should be noted that the bed in the main bedroom is a 4ft (3/4) bed so may not suit if you are very tall or large. We only let the caravan for a short time in the summer months.

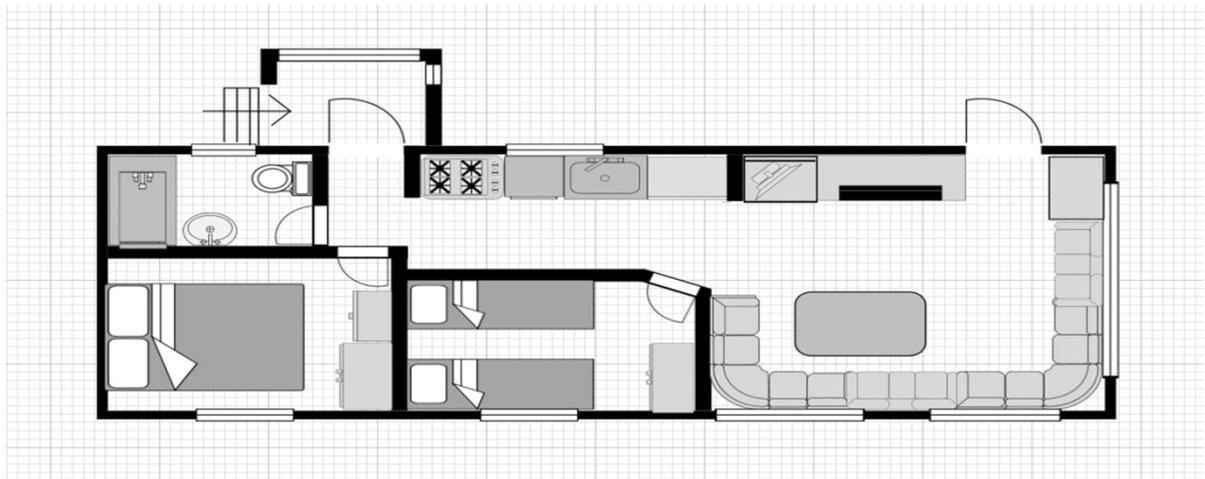


Inside there are two bedrooms, one with a 4ft bed and the other with two full length 2ft 6in beds. The bathroom has a sink, WC and a 'hip bath' with a shower. The kitchen has a small gas cooker with grill and oven, a sink, storage cupboards and a full sized fridge. The dining/seating area has plenty of room and a gas fire and TV. It also has a full length window with views over the paddock and field to the sea and hills.

The caravan is fully equipped for self-catering, including cutlery, crockery, kettle, toaster and cooking utensils. You should have everything you need.

Features

- Sleeps up to 4
- Dog friendly
- Free Wi-Fi
- Adjacent fields for dogs and children to play in.
- Views from inside and sitting outside across the paddock to the sea
- Dining/sitting room with gas fire and TV
- Two bedrooms (Double 4' bed + 2 x 2'6"beds)
- Built-in gas cooker, fridge
- Bathroom with sit in bath, shower WC and sink
- Private sitting area with bench table
- Adjacent fields for dogs and children to play in.
- Storage for bicycles or surf boards
- Gas and electricity included
- Blankets, duvets and pillows are provided; bring your own bed linen and towels. These can be provided by prior arrangement at a small extra charge.
- No smoking in the caravan



Contact Cath and Roger

Lower Balwest Farm, Ashton, Helston, Cornwall, TR13 9TD

Telephone 01736 762491

E-Mail cathandroger@lowerbalwest.co.uk

Website <https://lowerbalwest.co.uk>