

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 are fields to play in and even in the busiest summer months the farm is a peaceful retreat at the end of the day.

The Studio

The Studio is very private, peaceful and comfortable. It is located away from the lane, in the garden on the far side of the house. Everything is on one level so the Studio is suitable for those with limited mobility.



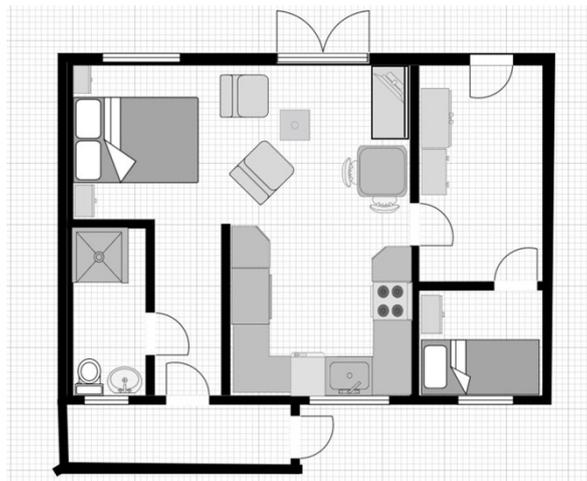
There is one large main room which is light and spacious. This includes a seating and dining area with French doors to the garden, a kitchen area which has a high ceiling and lots of work surface, and a cosy bedroom area with a double bed. There are Velux roof lights; windows to both sides which look out to the garden or Tregonning Hill and our wood. Off the main room is a fully tiled wet-room with shower, WC and washbasin. There is also a large entrance lobby which has a wardrobe and chest of drawers for storage and a small bedroom with a single bed with under-bed storage



Outside there is a private area of garden to sit in and also access to a field and 'picnic area' with views to the sea. There are footpaths from the farm to Tregonning Hill and Godolphin Hill. For the more adventurous there are footpaths mostly off road to the coast path (Praa Sands and Rinsey Cove).

Features

- Sleeps 2+1
- Dog friendly
- Free Wi-Fi (typically 1.5 to 3.5 MB/s download)
- Entire unit on ground floor
- Private garden area with table and chairs
- Adjacent field for dogs and children to play in
- Off road parking for 1 car
- No smoking in the Studio
- Arrive/depart Saturday
- Large open plan living room with double bed (4ft 6in)
- Spacious well equipped kitchen area with high ceiling,
- Electric built-in oven, ceramic hob, fridge, microwave and dishwasher
- Comfortable sitting/dining area with French doors to private garden
- TV, DVD, radio
- Walk-in tiled wet room with shower and WC
- Small bedroom with single bed (3ft)
- Entrance hall/lobby with wardrobe and chest storage
- Electricity and heating are included in the price.
- Bed linen and towels (not beach towels) are also included in the price. There is a 5% reduction if you bring your own bed linen and towels.



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/>