

# 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 five minutes 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.

## Mazey's Cottage

The cottage is believed to have been built sometime in the late 18<sup>th</sup> century. The original building was what is now the sitting room and gallery. It is interesting that at one time in the 19<sup>th</sup> century a family of nine was living there. The small croft cottage would have been occupied by a local miner and his family. At some time in the 19<sup>th</sup> century the cottage was abandoned and then later changed to farm buildings. The old cottage and farm buildings were converted to accommodation by us and work was completed in May 2011.



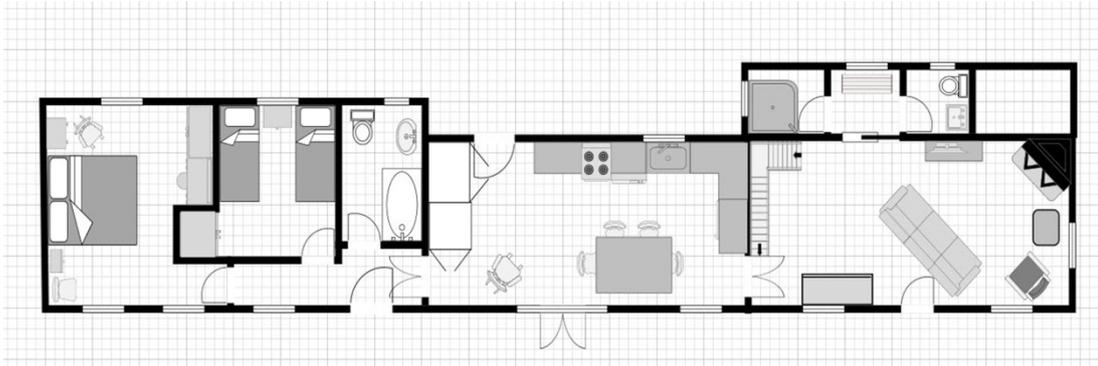
The cottage has been designed and built to be as eco-friendly as practical. Despite its 18<sup>th</sup> century origins, the cottage achieves comfort and environmental standards which are better than many modern houses. Electricity is provided by a wind turbine which is 80m away in the adjacent field. Hot water is supplied by solar power and the cottage is equipped with A rated appliances.



There are lovely views from outside the cottage (weather permitting), particularly from the rear courtyard sitting area. You can park the cars in the field next to the cottage if you want to have unobscured views to Mount's Bay. The field for children and dogs is right next to the cottage and there is also a footpath to Tregonning Hill – a short walk with fabulous views.

## Features

- Sleeps 4 + 1
- Dog friendly
- Free Wi-Fi
- Suitable for people with limited mobility
- Adjacent fields for dogs or children to play
- Enclosed courtyard/gardens front and rear
- Wood burning stove
- Solar hot water, electric heating
- Dishwasher, washing machine, tumble dryer
- Built-in cooker and ceramic hob
- Fridge, freezer, microwave
- TV, DVD, radio
- Sitting room with high ceiling, and wood burner
- Large kitchen diner with French doors to front courtyard
- 2 bedrooms, double (king size bed), twin (2 x 3' singles)
- Family bathroom with bath/shower and under-floor heating
- Shower/wet room with under-floor heating
- Separate WC with under-floor heating
- Gallery sitting room/bedroom with 4ft futon sofa/bed



Ground Floor Plan – 1<sup>st</sup> floor gallery not shown

- Secure storage shed for bikes, surf boards etc
- Views over fields to the sea at Mount's Bay and the Penwith hills
- Private off road parking for 2 cars
- Linen, towels provided
- Arrive/depart Friday
- No smoking in cottage

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