



Ivy Chimney Stables





# Ivy Chimney Stables

Skinner Bottom, Redruth, TR16 5DT

Superbly positioned equestrian property offering a 2-bedroom house, 5 x stables-tack room, 2 x open bay barns and garage/workshop with 6 acres of land.

- NO ONWARD CHAIN
- 2 Bedroom House
- 6 Acres of Land
- Stables
- Tack room
- Barns
- Private Position
- Courtyard
- Freehold
- Council Tax Band D

## Guide Price £650,000

### SITUATION

Ivy Chimney Stables, situated in Skinner Bottom, occupies a central location, providing easy access to the coastal villages of Portreath, Porthtowan, and St Agnes, while slightly further afield lies Perranporth and the stunning sandy beaches of Gwithian, part of the renowned St Ives Bay.

The property is approximately 5 miles from the dramatic North Cornish coastline, which offers a variety of interesting shops, traditional inns, and a mainline railway connection to London Paddington, making it both accessible and convenient.

The cathedral city of Truro, around 7 miles away, serves as the county's retail, administrative, and cultural hub. It boasts a wide range of leisure facilities, fine dining options, and well-regarded schools, making it an ideal combination of rural tranquillity and access to urban amenities.

### THE PROPERTY

Positioned at the end of a long drive and set within its own grounds, the property is arranged around a central courtyard, complemented by a collection of traditional outbuildings.

The house is entered via a porch that leads into a welcoming hallway. From here, you'll find a generous dual-aspect sitting room featuring a fireplace and double doors that open onto the rear garden, allowing natural light to fill the space. Also accessed from the hallway is a spacious kitchen and dining room, enjoying attractive views over both the rear garden and the central courtyard.

Continuing through the kitchen, you'll discover a practical ground-floor shower room, a utility room, and a separate WC—an especially valuable addition for those using the property for equestrian or rural pursuits.

The first floor offers two well-proportioned double bedrooms, both benefiting from built-in wardrobes that provide convenient and efficient storage, along with a family bathroom, ensuring comfortable and versatile accommodation.





**OUTSIDE**

To the rear of the property lies a well-established garden, predominantly laid to lawn, with a generous patio area ideal for outdoor dining and relaxation. The space is attractively bordered by traditional Cornish hedging, providing both character and a sense of privacy.

**THE LAND**

The pasture land at Ivy Chimneys is arranged into two attractive, level enclosures measuring approximately 1.4 acres and 3.9 acres, with the entire holding extending to around 6.1 acres. Both paddocks benefit from their own water supply, providing essential convenience for livestock or equestrian use. The generous acreage and practical layout make the land well-suited for grazing or a variety of agricultural and recreational purposes.

**OUTBUILDINGS**

Situated around the central courtyard is a thoughtfully designed layout of four individual stables, complemented by a fifth double stable that can also serve as a dedicated tack room. This arrangement provides excellent functionality for horse care, daily routines, and overall yard management. All stables are equipped with convenient water troughs, ensuring easy access to fresh water for the horses.

In addition to the stabling, the property features two generously sized open-bay barns that offer versatile storage options for equipment, feed, bedding, or agricultural machinery. A well-appointed workshop/garage further enhances the practicality of the estate, providing valuable space for maintenance, repairs, or additional storage. Altogether, this well-equipped setup supports efficient equestrian operations and a highly organized working environment.

**SERVICES**

Mains Water and Electricity. Oil Fired heating. Private drainage.  
EE, O2, Vodaphone & Three service limited (Ofcom)  
Superfast Broadband available (Ofcom)

**VIEWINGS**

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

**DIRECTIONS**

From the A30 (westbound) heading away from Truro, take the exit just after Chiverton Cross, signposted A3047 Scornier. At the roundabout, follow the A3047 and continue past the car garage. Shortly after passing the garage, take the left-hand turn and continue along this road until you reach the crossroads. At the crossroads, turn left, and Ivy Stables will be clearly visible on your left-hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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Denotes restricted  
head height

Approximate Area = 891 sq ft / 82.7 sq m  
Garage = 158 sq ft / 14.6 sq m  
Outbuilding = 1222 sq ft / 113.5 sq m  
Total = 2271 sq ft / 210.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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