



Ashmoor Cottage



# Ashmoor Cottage

St. Just, Penzance, TR19 7NZ

The Coast Path 1.5 Miles A30 1.5 Miles St. Buryan 2.5 Miles

An exciting opportunity to purchase a delightful character cottage in a desirable rural setting. In need of renovation, the property offers immense potential for transformation.

- NO ONWARD CHAIN
- Character Cottage
- 3/4 Bedrooms
- Private Position
- Freehold
- Renovation Opportunity
- Circa 5 Acres
- Countryside Views
- Off Grid Services
- Council Tax Band D

## Guide Price £395,000

### SITUATION

Nestled in a secluded position approximately one kilometre from the dramatic West Cornwall coastline, Ashmoor Cottage enjoys a magnificent panoramic outlook across open countryside and, on a clear day, out to sea as far as the Isles of Scilly.

Located within an Area of Outstanding Natural Beauty, the Penwith Peninsula remains remarkably unspoilt, showcasing a breathtaking landscape of rugged cliffs, wooded valleys, quaint fishing coves, and beautiful sandy beaches. Nearby Sennen Cove offers excellent surfing, charming local shops, pubs, and restaurants, all set against spectacular coastal scenery. This part of West Cornwall is also celebrated for its rich cultural heritage, home to attractions such as the cliff-top Minack Theatre at Porthcurno, numerous local galleries in Penzance, and the world-famous Tate Gallery in St Ives. The village of St Buryan, approximately 2.5 miles away, provides a selection of local amenities, while the harbour town of Penzance serves as the main commercial hub of the Land's End Peninsula, with mainline rail connections to London Paddington.

### THE PROPERTY

A charming property brimming with character, full of period features and unique charm. In need of modernisation, the property offers spacious accommodation typical of a traditional Cornish cottage, with several extensions providing a flowing and versatile layout.

The home features a generous kitchen-dining room, ideal for family meals or entertaining, alongside two downstairs shower rooms, a convenient WC, and a ground-floor bedroom, offering flexible living options.



At the front, the conservatory provides a wonderful space to relax while enjoying far-reaching countryside and sea views, creating a tranquil connection with the outdoors. The original part of the property is rich in character, boasting two striking inglenooks, exposed beams, and recessed windows with window seats—perfect for quiet moments of relaxation. Additionally, there is a versatile room at the rear that could serve as a bedroom, study, or guest suite, complete with its own shower room. Upstairs, two characterful double bedrooms continue the theme of charm, both benefiting from expansive, far-reaching views across the surrounding landscape. This property presents a fantastic opportunity for renovation and modernisation, allowing a buyer to restore and enhance its historic charm while creating a home tailored to their own style and needs.

#### **OUTSIDE**

To the front of the property is a paved terrace, previously used for entertaining and enjoying the far-reaching countryside views. Although now in need of updating, this area offers an excellent opportunity to create an attractive outdoor seating or dining space.

To the rear, there is a large parking area capable of accommodating several vehicles, along with a former carport and storage section. This area is accessed via a long, sweeping track that includes a turning circle, all bordered by low trees that provide a sense of privacy and shelter.

#### **THE LAND**

Set within approximately five acres of land, Ashmoor Cottage enjoys generous grounds that directly border Land's End Airport, which provides flights to the Isles of Scilly. Although many areas of the garden have become overgrown, they offer significant potential for restoration or redevelopment, allowing a new owner to shape the space to their own vision. In addition to the main grounds, there is a separate paddock located on the opposite side of the track, providing further flexibility for use. A public footpath runs along the boundary of the property, and another pathway crosses one corner of the field, offering easy access to the surrounding countryside.

#### **SERVICES**

Private Drainage, private water (via spring) , and electricity via generator. LPG heating. To our knowledge, there are no mains services attached to the property. Standard Broadband available - Ofcom

#### **VIEWINGS**

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

#### **DIRECTIONS**

From the A30 heading towards Land's End, shortly after passing through the small village of Crow-an-Wra, take the right-hand turn onto the B3306, signposted for Land's End Airport. Continue along this road until you pass the airport, then take the first left immediately after it. After approximately one mile, take the left-hand turning into Ashmoor Cottage.

#### **LANDS END AIRPORT**

Ashmoor Cottage borders Land's End Airport, which operates small aircraft providing regular services to the Isles of Scilly.



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.



Approximate Area = 1404 sq ft / 130.4 sq m  
 Outbuilding = 93 sq ft / 8.6 sq m  
 Total = 1497 sq ft / 139 sq m  
 For identification only - Not to scale

N  
W — E  
S

**First Floor**

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025.



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>			63
(39-54) <b>E</b>			
(21-38) <b>F</b>		31	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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