



Milldowns Farm











# Milldowns Farm

Nr Zennor, Newmill, Penzance, , TR20 8UZ

Zennor 2 Miles St Ives 6 Miles South Coast 5 Miles

For Sale by Auction- Available for the first time in over 40 years, a captivating property comprising a characterful 3 bed main house with an attached annexe, and two successful holiday lets, nestled in one of West Cornwall's premier rural locations.

- For Sale By Online Auction
- Auction end date - Wednesday 1st October 2025 at 4:30pm
- Auction Guide £850,000-£950,000
- 3 Bed Main House, 1 Bed Annexe
- Two x 1 Bed Holiday Lets
- Country & Sea Views
- Stunning Location
- Circa 1.5 Acres
- Outbuildings
- Freehold-Council Tax Band C

Auction Guide £850,000

## Stags West Cornwall

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@StagsProperty



## METHOD OF SALE

The property will be offered for sale by Online Traditional Auction (unless sold prior via the Bamboo/Stags auction conditions.) The auction end date is Wednesday, 1st October 2025 at 4:30pm. The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auctions page.

## SITUATION

"Milldowns Farm lies in an Area of Outstanding Natural Beauty, between the charming villages of Zennor and Newmill, just 6 miles west of St. Ives on Cornwall's dramatic north coast. Surrounded by the striking West Penwith moors, it offers a peaceful rural setting. Nearby Zennor features the historic Tinnars Arms pub and St. Senara's Church, linked to the legend of the Mermaid of Zennor.

## THE FARMHOUSE

Dating back to the 1600s, Milldowns Farmhouse is steeped in history and full of character. The spacious farmhouse kitchen features bespoke wooden cabinetry, a Belfast sink, beamed ceilings, and a slate flagstone floor, centred around a large inglenook fireplace. Adjacent is a full-length living room with a wood-burning stove set in a granite inglenook, perfect for cosy evenings. Upstairs, three generous double bedrooms and a stylish family bathroom offer countryside views, with the master enjoying distant sea glimpses. A rare blend of period charm and rural tranquility. Adjoining the farmhouse with internal access from the kitchen is a beautifully appointed, single-story, one-bedroom annexe.

## BRAMBLE & FOXGLOVE BARN

Separate from the main house are two beautifully converted stone barns—Bramble and Foxglove. These attached single-storey cottages each offer a spacious double bedroom, open-plan kitchen/living area, and modern shower room, finished to a high standard. Both enjoy private gardens, outdoor seating, and off-road parking. Set in rural West Cornwall, they currently operate as successful holiday lets, providing an idyllic countryside retreat.

## WORKSHOP & BARN

A detached, single-storey former milking parlour—now a versatile workshop—features three distinct workspaces. Constructed from stone and block, it offers ample potential for a range of uses. Discreetly positioned behind the workshop is a substantial metal and block-built triple tandem garage, currently used as a games room and gym.

## OUTSIDE

Set within approximately 1.6 acres of beautifully landscaped grounds, the gardens are thoughtfully arranged to serve both the main farmhouse and the two holiday lets. The main house enjoys a private, spacious lawn bordered by mature shrubs, ideal for relaxation or alfresco dining.

## SERVICES

Private Water & Drainage. Mains Electricity. Ultrafast Broadband Available (Ofcom). EE & O2 Signal Limited (ofcom)

## TENURE & POSSESSION

Freehold with vacant possession.

## VIEWINGS

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







## DIRECTIONS

From St Ives, take the B3306 along the north coast and pass through the village of Zennor. Before reaching Gurnard's Head, turn left onto Gear Hill, signposted Penzance. Continue for approximately 1.2 miles, then take the first left onto Trewey Hill. After about half a mile, the driveway to Milldowns Farm will be visible on the right-hand side  
What 3 Words ///bulky.knitted.whichever

## PROOF OF IDENTITY

Under Money Laundering Regulations 2007 it is a requirement for estate agents to perform due diligence checks on any person who intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

## BUYERS & ADMINISTRATION FEES

The successful Purchaser(s) will be liable to pay the sum of £10,000. From this a Buyer's fee of £2,400 inc of VAT is retained by Stags/Bamboo Auctions as a contribution to the online platform costs, and £7,600 forms part of the 10% deposit. An additional administrative fee of £1,200 inc of VAT will be payable by the successful Purchaser(s) immediately after the online auction.

## DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The payment to be made via the buyer's solicitor to the vendors solicitor. We therefore recommend all bidders clear Anti Money Laundering Regulations with their solicitor prior to the auction.

## AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

## SOLICITOR ACTING

Kieran O'Sullivan - Nalders - Camborne

## COMPLETION DATE

The completion date will be 20 working days after the auction.

## DEFINITION OF AUCTION GUIDE AND RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

## SPECIAL CONDITIONS

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



Approximate Gross Internal Area = 224.1 sq m / 2412 sq ft  
(Including Garages & Excludes Store)  
Annexe = 28.1 sq m / 303 sq ft  
Bramble / Foxglove Barn = 118.1 sq m / 1271 sq ft  
Outbuilding = 64.1 sq m / 691 sq ft  
Total = 434.4 sq m / 4677 sq ft



Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1133281)



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







