



Venwyn Manor







# Venwyn Manor

Laity Lane, St. Ives, , TR26 3HN

Carbis Bay 1 Mile, St.Ives 3 Miles, Hayle 3 Miles

A substantial, beautifully presented family home with two bed ancillary accommodation located on the outskirts of St. Ives set within picturesque grounds with outbuildings and stables.

- 3 Bed Main House
- Master En-suite
- Outbuildings
- Income Potential
- Freehold
- 2 Bed Cottage
- 6.6 Acres of Land
- Countryside Views
- Characterful Property
- Council Tax Band E & A

Guide Price £1,050,000

Stags West Cornwall

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## SITUATION

Venwyn Manor boasts a prime location, set within approximately 6.6 acres of beautifully maintained gardens and grounds on the outskirts of St Ives and Carbis Bay.

St Ives is renowned for its charming maze of narrow streets, lined with traditional fishermen's cottages, unique boutiques, acclaimed restaurants, and vibrant art galleries. At the heart of the town lies its picturesque granite harbour, where local fishing boats bob along the piers, framed by a stunning sandy beach.

For golf enthusiasts, the breathtaking links course at Lelant overlooks the Hayle Estuary, offering panoramic views toward the iconic Godrevy Lighthouse. Additionally, a scenic branch railway conveniently connects Carbis Bay and St Ives to the main London-to-Penzance line at nearby St Erth, ensuring effortless travel with spectacular coastal vistas.

## THE PROPERTY

The main house is full of character, having been thoughtfully converted by the current owners from its former use as a barn. Venwyn Manor features generously proportioned rooms with a reverse-level layout designed to make the most of the breathtaking countryside views.

The property is entered on the ground floor through a spacious hallway, leading to a large, south-facing master bedroom complete with a well-appointed en-suite bathroom and fitted wardrobes. Another south-facing double bedroom, which benefits from independent access to the front gardens, is positioned on the south elevation. Further along the hallway, you'll find a practical rear utility room with rear access, a well appointed family bathroom, and an additional bedroom, completing the ground-floor accommodation.

Stairs from the rear hallway lead up to a bright and airy living space, where vaulted ceilings and a charming fireplace create a welcoming atmosphere. This impressive room enjoys stunning, far-reaching views across the Penwith Peninsula. To the rear, a spacious kitchen with ample storage also benefits from picturesque views over the property's own fields.





## VENWYN MANOR COTTAGE

In addition to the main dwelling, the property includes the charming Venwyn Manor Cottage—a spacious two-bedroom retreat that complements the main house while offering a fully self-contained living space. Retaining the character and warmth of the primary residence, the cottage features a well-equipped kitchen, a welcoming sitting/dining room, two comfortable double bedrooms, one with an en-suite shower room and a family bathroom. Perfect for guests, extended family, or potential rental opportunities, Venwyn Manor Cottage enhances the versatility and appeal of this exceptional property.

## GROUNDS

Nestled within approximately 6.6 acres of pristine countryside, the grounds of Venwyn Manor are truly a highlight. The property boasts discreet landscaped gardens that provide a picturesque and serene setting. A tranquil pond adds to the property's charm, offering a peaceful retreat amidst nature. Additionally, the grounds feature well-maintained stables, making it a dream come true for equestrian enthusiasts seeking a perfect blend of luxury and functionality.

## SERVICES

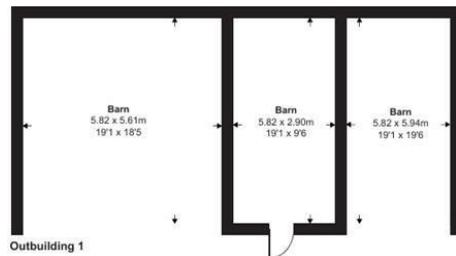
Mains water & electric. Septic tanks (Venwyn Manor & Venwyn Manor Cottage) Oil fired heating, separate Heating for both (Venwyn Manor & Venwyn Manor Cottage) Standard Broadband Available (Ofcom). Mobile Signal EE & Three - Likely. O2 & Vodafone Limited. (Ofcom)

## VIEWINGS

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

## DIRECTIONS

From the A30 at St. Erth, follow the signs toward St.Ives along the A3074. Upon entering Carbis Bays take the left hand turn (by the Cafe) signed Trevarrack onto Trencrom Lane. Continue to the cross roads, where you take the right had turn onto Laity Lane. Follow Laity Lane for around 1 mile, where you will see a turning to your left Signed Venwyn Manor.,

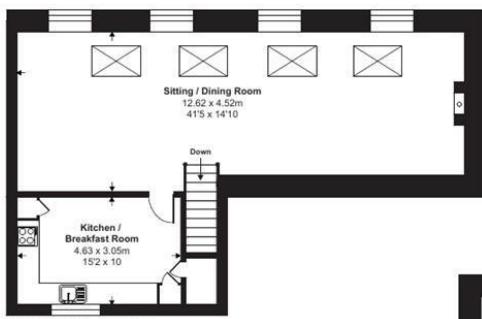
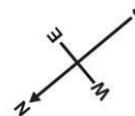


Approximate Area = 2670 sq ft / 248 sq m

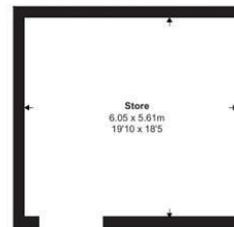
Outbuilding = 1272 sq ft / 118.1 sq m

Total = 3942 sq ft / 366.2 sq m

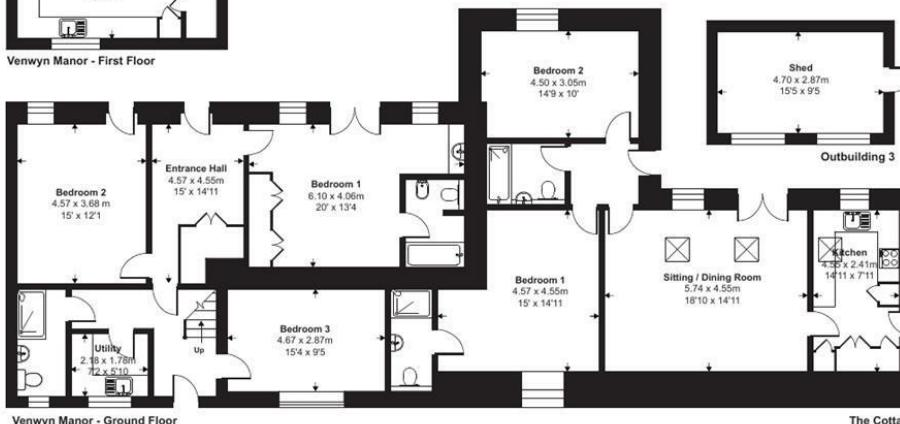
For identification only - Not to scale



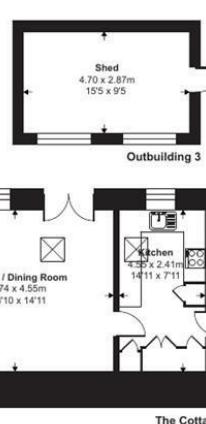
Venwyn Manor - First Floor



Outbuilding 2



Venwyn Manor - Ground Floor



The Cottage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1264259

**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		78
(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		



